Design Review Committee

Case File Number: PLN16-117 July 26, 2017

Location: 1433 Webster Street

(See map on reverse)

Assessor's Parcel Numbers: 008-0624-035-00; & -036-00

Proposal: Proposal to construct a new 29 story mixed use building

containing 176 residential units, approximately 60,000

square feet of office and ground floor retail.

Applicant: Lih-Chuin Loh

Owners: Village Glenn Oakland 1, LLC

Planning Permits Required: Regular Design Review for new construction; Major

Conditional Use Permit for development exceeding 200,000

square feet and 250 feet in height.

General Plan: Central Business District

Zoning: CBD-P; Height Area 2 (85')

CBD-C; Height Area 7(no limit)

Environmental Determination: Determination Pending

Historic Status: Potentially Designated Historic Property (PDHP); Ratings:

359 15th Street - Ed2* & 363 15th Street - Dc2+ (15th &

Webster ASI)

City Council District:

For further information: Contact case planner Pete Vollmann at 510-238-6167 or by

email: pvollmann@oaklandnet.com

SUMMARY

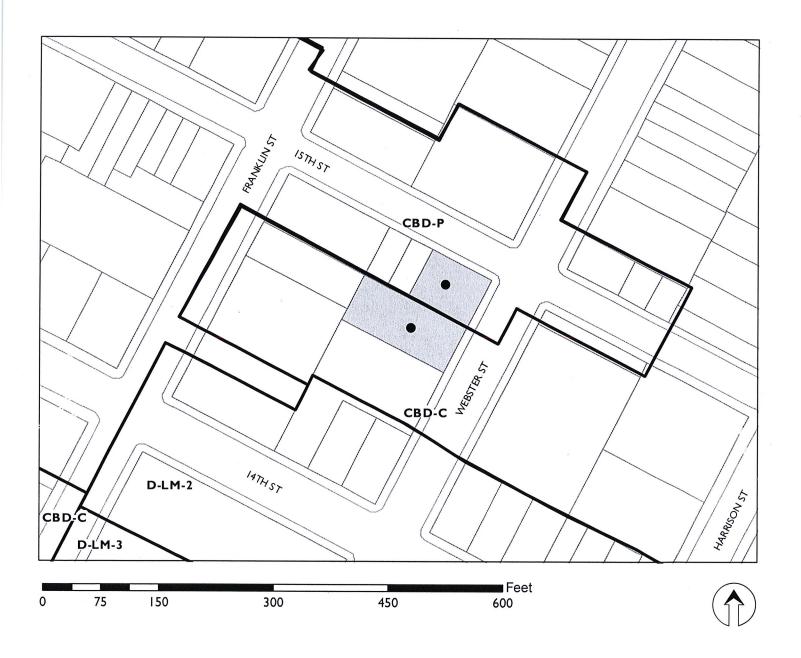
The Nautilus Group has filed an application with the Bureau of Planning to develop a mixed use 29 story building that would include 176 dwelling units, approximately 60,000 square feet of office and ground floor retail.

This item had previously appeared before the Design Review Committee in October of 2016. A number of comments were provided by the Committee and the public and the applicant has redesigned the proposal as a result. Staff requests that the Design Review Committee receive public testimony and provide comments on the revised design.

PROPERTY DESCRIPTION

The subject property consists of two lots on the southwest corner of Webster and 15th Streets, 1433 Webster Street and 359 15th Street, each of which contains an existing two story commercial building. The proposal also includes the western adjacent property at 363 15th Street, which will not be redeveloped as part of this proposal but will be retained while providing the air space merger into the adjacent development site as well as using allowable density from the lot. 363 15th Street and the corner property at 359 15th Street are located within the 15th & Webster

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16117

Applicant: Thor Hoskins

Address: 1433 Webster Street

Zone: CBD-P, CBD-C

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Historic District, which is an Area of Secondary Importance (ASI). The property at 363 15th Street has a rating of Dc2+ and is a contributor to the district while the building at 359 15th Street is itself a contingency contributor to the district, meaning it may contribute if it were restored. The district consists of a mix of one to five story buildings, but with a very prominent tall one to two story height context along the south side of 15th Street. The tallest building in the district is the five story YWCA Building on the northwest corner of 15th & Webster Streets which is an A2+ rated building designed by Julia Morgan.

PROJECT DESCRIPTION

The proposed project would demolish the two existing buildings and to construct a new mixed use development with 29 stories reaching up to approximately 360 feet in height. The ground floor of the proposal would contain corner retail and the residential entrance lobby on 15th Street with the office lobby located on Webster Street. The Webster Street frontage at the ground floor would also contain the garage entry and one loading berth. The parking entry leads to a mechanical parking system tucked to the back of the ground floor as well as a ramp to a subterranean level where additional mechanical parking systems would be provided. The mechanical parking systems at the ground and basement level would provide parking for 86 cars. The basement level would also have a bike storage room directly adjacent to the elevator lobby for access to the ground floor. Levels two through five in the building would be designated as office space totaling approximately 60,000 square feet, with the fifth floor having terraces open to the streets. The sixth floor would contain amenity spaces for the residents of the building with access out to a roof top outdoor open space. Levels seven through 29 would be the residential floors in the building with eight units per floor plus three large penthouse units on the top 29th floor for a total of 179 apartments, 44 of which would be one bedroom units,132 as two bedroom units, and 3 three bedroom units.

ZONING ANALYSIS

The subject property is located within both the CBD-C and CBD-P Zones within Height Areas 7 and 2. The portion of the site on Webster Street (1433 Webster) is within the CBD-C Zone and Height Area 7. The portion of the site on 15th Street (359 & 363 15th Street) is within the CBD-P Zone and Height Area 2. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The Height Area 7 does not set any restriction on building height above the 120 building base height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial FAR of 20.0. The Height Area 2 allows a maximum height of

85 feet above a 55 foot tall building base and allows one dwelling unit per 200 square feet of lot area with a commercial FAR of 6.0.

Density

The proposed development site would allow the following density based upon the Height Areas that it is located within as described in the table below:

Site	Area	Residential	Commercial	Max Units/
9		Density	FAR	Floor Area
1433 Webster Street	9,750	1:90	20.0	108.3 / 195,000
359 15 th Street	6,146	1:200	6.0	30.7 / 36,876
363 15 th Street *	2,108	1:200	6.0	10.5 / 8,432
TOTAL				149 units
the control of				$\frac{240,308}{240,308}$ sq.ft.

^{*363 15}th Street is only calculated at 4.0 FAR since two existing stories of commercial are proposed to be retained.

Height

As mentioned above the subject development site is split by two different Height Areas. The portion of the site fronting onto 15th Street is within a Height Area 2 which allows a maximum building height of 85 feet, while the portion on Webster Street is within the Height Area 7 and does not set a maximum height above the 120 foot base height. Height Area 7 also requires that tower above the base height not exceed 85% of the site area to allow for a more slender tower. The proposed project complies with the Height Area 7 regulations with regard to height and tower coverage, but exceeds the height allowances of Height Area 2 by extending the full 353 foot tall tower above the 85 feet within Area 2. The applicant has requested a Density Bonus Concession pursuant to Planning Code Section 17.107.080 to allow a waiver of this height restriction as part of providing affordable housing within the development project. The Planning Code also allows for a 30 foot encroachment of the adjacent Height Area into the Height Area 2 by 30 feet pursuant to Section 17.154.060.C as part of the Design Review process, so the height waiver through the density bonus process would be for the additional approximately 35 feet into the Height Area 2 out to 15th Street.

DENSITY BONUS FOR AFFORDABLE HOUSING

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 5% of the 149 baseline allowed dwelling units at Very Low Income (less than 50% of Median Income) resulting in 8 affordable units. This allows for a Density Bonus of 20% above the baseline number of 149 units resulting in a maximum density of 179 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations. The applicant has requested that the Bureau of Planning waive the height regulations within the Height Area 2 of a maximum height of 85 feet to allow the full extent of the tower to extend up to 360 feet in height.

DESIGN REVIEW

Staff requests that the Design Review Committee review the redesigned development project and provide comments and/or design recommendations to the applicant and staff prior to the proposal moving forward to the full Planning Commission.

15th Street Setback

The previous design had raised concerns over the lack of a step back along 15th Street to be consistent with the lower height context of the buildings within the 15th & Webster Historic District. The site is directly adjacent to a two-story commercial building and the five story YMCA building designed by Julia Morgan is across the street on the northwest corner of 15th & Webster Streets. The applicant has redesigned the building to take the base level massing from the YMCA building across the street. The base contains a similar height with punched recessed openings into the façade that is made up of pre-cast panels that will be similar to the older masonry buildings of the district. At the top of the base there is a strong recess band around the building to mimic the airspace above the neighboring building and then extending the portion of the tower above with a largely glass façade. A portion of the glass tower façade drops below the base level to the street along the 15th Street façade adjacent to the two-story building. Staff recommends that the base design element be wrapped to encompass the entire base of the building including the portion adjacent to the two-story building to the west of the site. Otherwise, staff feels that the applicant has done a good job of visually tying the building into the area as much as possible for a tower of this size.

Tower Façade

Some of the issues raised on the prior design were related to largely blank walls of the tower on two building elevations, the dark color of the building, and the over use of boxy forms from the base level up to the rooftop feature. The revised design has addressed one of the biggest issues with building design by providing more glazing on the north and south elevations where the previous design contained mostly blank walls. Even the southern facing wall which is located on the property line is at least incorporating spandrel glass on the exterior of the firewalls to improve the appearance in locations where windows would not be permitted by the building code.

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The prior design concept that was raising concerns about the over use of boxy forms has been reused as a design concept for a different site at 2044 Franklin Street, which is also still undergoing review by staff and the Planning Commission. The new design concept subject project creates a more uniform tower façade that is simplistic in it form with minimal accents to articulates the tower while providing a vast façade of glazing and framing patterns similar to an International Style high rise. The building top has also been simplified by adding an opaque glass level that follows the building form but is visibly different from the rest of the building to create an interesting building terminus, which will also stand out in the evening through internal lighting.

View Corridor from E. 18th Street Pier

One of the issues previously raised was concerning the prominent view of City Hall in the skyline from the E. 18th Street Pier, and at the last DRC Meeting there were questions about whether the proposed building would block the view. As it turns out the proposed building would in fact completely block any view of City Hall from the E. 18th Street Pier. It would appear that for a development at this site not to obstruct views of City Hall from the E. 18th Street Pier the maximum height would need to be no more than approximately 115 feet.

When the CBD Zoning Regulations were adopted the issue of view corridors was considered. Staff was directed by the City Council to put together a view corridor study for downtown from across Lake Merritt. Several views were studied in this process and the resulting study identified the view of City Hall from the E. 18th Street Pier to be the primary view from across the lake, with the second being of the Tribune Tower from across the lake from the same pier site. Before returning to the City Council the item had to go before the Planning Commission for a recommendation. Staff's recommendation to the Planning Commission at the time was that these two views from the E. 18th Street Pier were the only views that should be considered as protected views. The Planning Commission considered the study and ended up voting to send a recommendation to the City Council that no views be considered protected, however this recommendation was not forwarded to the Council and therefore no view protection regulations were ever considered or established.

Figure 1 – View of City Hall from E. 18th Street Pier (Existing)

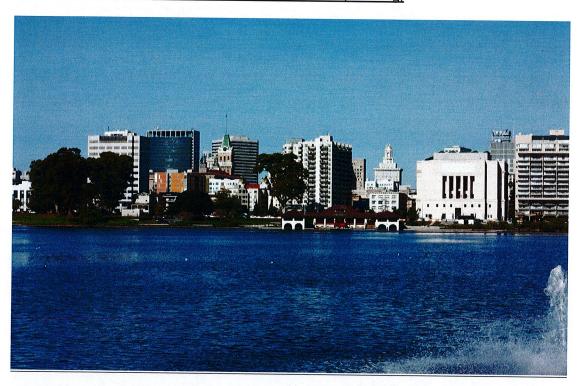
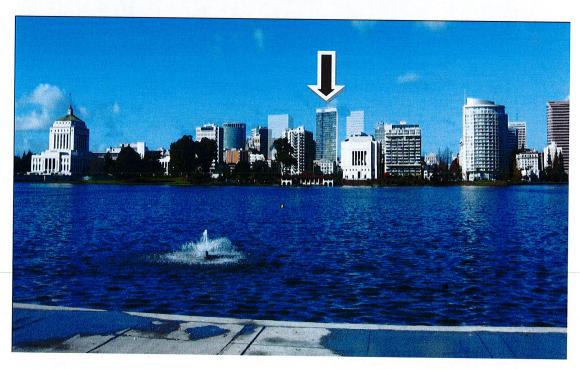


Figure 2 – View of City Hall from E. 18th Street Pier (Proposed)



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RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:

PETERSON Z. VOLLMANN

Planner IV

Approved:

ROBERT MERKAMP

Development Projects Manager

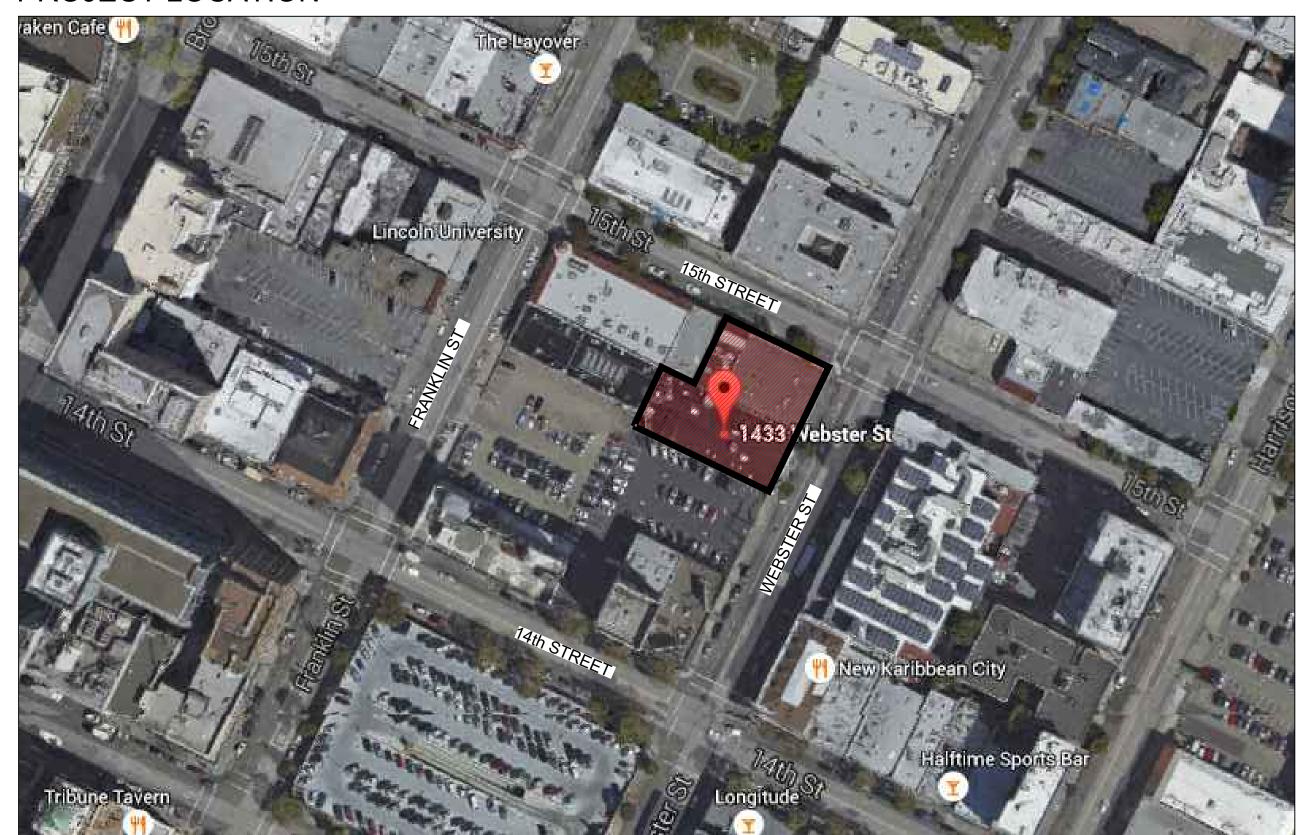
Attachments:

A. Project Plans

1433 WEBSTER STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW

PROJECT LOCATION





SHEET INDEX

Sheet	Drawing	Scale	Submittal 1
PROJECT	ΓINFORMATION & SITE PLAN		
A0.1	Title Sheet	NTS	X
A0.2	Project Data	NTS	X
A0.3	Density Bonus	NTS	X
A0.4	Existing Condition Photos	NTS	X
A0.5	Existing Condition Photos	NTS	X
A0.6	Demolition Plan	3/32"=1'-0"	Х
A0.7	Greenpoint	NTS	Х
A0.8	Site Plan	1/16"=1'-0"	Х

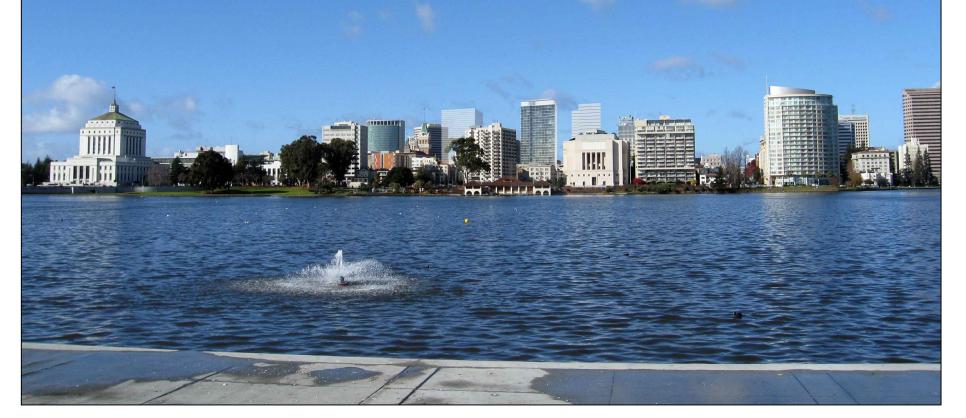
CIVIL			
C0.0	Topographic Survey	1"=20'-0"	Х
C1.0	Stormwater Management	1"=10'-0"	Х
C2.0	Tree Exhibit	N.T.S	Х

LANDSC	CAPE DESIGN		
L1.1	Level 1 Plan	3/32"=1'-0"	X
L1.2	Level 6 Plan	3/32"=1'-0"	Х
L1.4	Trees	NTS	X
L1.5	Shrubs	NTS	Х

A1.3	Level P1	3/32"=1'-0"	X
A1.4	Level 1	3/32"=1'-0"	Х
A1.5	Level 2-4	3/32"=1'-0"	Х
A1.6	Level 5	3/32"=1'-0"	Х
A1.7	Level 6	3/32"=1'-0"	Х
A1.8	Level 7-28	3/32"=1'-0"	Х
A1.9	level 29	3/32"=1'-0"	X
A1.10	Mechanical Plan	3/32"=1'-0"	Х
A1.11	Roof Plan	1/4"=1'-0"	Х
	·	•	•
A2.0	Building Elevation	1/16"=1'-0"	X
A2.1	Building Elevation	1/16"=1'-0"	X
A2.2	Building Signage	NTS	Х
	·		•
A3.0	Building Section	1/16"=1'-0"	Х

BUILDING M	ASSING AND RENDERINGS		
A4.1	Perspective Rendering	N.T.S	Х
A4.2	Perspective Rendering	N.T.S	Х
A4.3	Perspective Rendering	N.T.S	Х
A4.4	Perspective Rendering	N.T.S	Х
A4.5	Perspective Rendering	N.T.S	Х
A4.6	Perspective Rendering	N.T.S	Х
A4.7	Future Development	N.T.S	Х
A5.0	Materials	N.T.S	Х







RAD BUILD P.O. Box 70975 , Oakland, CA 94612 Tel: 510.343.5593

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LANDSCAPE

PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054

AGENCY APPROVALS



PLAN CHECK #

PLAN CHECK #		
	ISSUE RECORD	
No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-20
		1

1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

TITLE SHEET

RAD Project Number	1650°
Date	07, JULY 2017
Drawn by	SDG

PROJECT INFORMATION: PLANNING

ADDRESS:	1433 Webster Street, Oakland, CA (Cross Street: 15th)			
ZONING SUMMARY:	1433 Webster St: Parcel Number 008 062403600 Lot Area = 9,750 sf Lot Dimensions 150' x 65' Zoning District CBD-C (Commercial Zone) Height Limit No Limit (CBD- Height Area 7) Max Height Base 120'. Max FAR 20.0 Residential Density 90 sf of lot area required per unit	359 15Th St: Parcel Number: 008 062403500 Lot Area 6,147 sf Lot Dimensions 87.5' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required	363 15Th St: Parcel Number: 008 0624034 Lot Area 2,108 sf Lot Dimensions 30' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required	
EXISTING SITE CONDITION:	LOT 1433 Webster Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 359 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 363 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to REMAIN	
PROJECT DESCRIPTION:	New 179-Unit- 29 STORY High Rise Residential ground floor retail and an above grade podium of Building per 1102A.1,2 (Flat- Level, Multi-Familiancluded in the project property.	containing 60,000 SF office use. This is a Cove	red Apartment Residential	
HEIGHT:	The project contains a residential tower with a horning the project steps down to a 77 foot podium with	-		
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, M-Mercantile	e, B-Business, A3-Assembly, A-2 Restaurant		
CONSTRUCTION:	Type IA			
BULK:	A podium is proposed at 100% lot coverage for The tower rises to a height of 360'-8" feet with a	<u> </u>	Zone 7)	
	MAXIMUM DWELLING UNIT DENSITY	MAXIMUM FAR		

ALLOWABLE
DENSITY:

MAXIMUM DWELLING UNIT DENSITY			Y
LOT	LOT AREA	RESIDENTIAL	ALLOWABLE
	LOTAREA	DENSITY	UNITS
1433 WEBSTER	9,750	90	108
359 15th ST	6,146	200	30
363 15th St (Air Parcel)	2,108	200	11
TOTAL	18,004		149
Density Bonus for			
Providing 5% very Low			
Income Units = 20%		1.20	179***

MAXIMUM FAR		
LOT AREA	FAR	TOTAL
9,750	20	195,000
6,146	6	36,876
2,108	6	12,648
TOTAL		244,524

^{***}PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP***

PROPOSED UNIT COUNT AND GROSS BUILDING AREA

	TOTAL		44	132	3	179		315,309	1	2,997	3,790	6,787	8
	11.30	1 1					ŀ	1,440	-			-	
-14.5	-14.50	P1	0	0		0	ŀ	1,448	†			0	
0.0	11.00	1	0	0		0	ŀ	5,739	1			0	
11.0		Mez	0	0		0	ł	336	1			0	
21.0	14.00	2	0	0		0	ŀ	14,617	1			0	
35.0	14.00	3	0	0		0	ŀ	14,617	1			0	
49.0	14.00	4	0	0		0	ŀ	14,617	1			0	
63.0	14.00	5	0	0		0	}	13,202	1	2,337		0	
77.0	16.50	6	0	0		0	}	10,535	1	2,997		2997	_
93.5	10.33	7	2	6		8	}	10,535 10,535	1		200	0	
114.2 103.8	10.33	9	2	6		8	ŀ	10,535	1		200	200	
124.5	10.33	10	2	6		8	ŀ	10,535	1		200	0	
134.8	10.33	11	2	6		8	}	10,535	1		200	200	
145.2	10.33	12	2	6		8	ŀ	10,535	1		200	0	-
155.5	10.33	13	2	6		8	}	10,535	1		200	200	
165.8	10.33	14	2	6		8	-	10,535	1		200	0	
176.2	10.33	15	2	6		8	-	10,535	†		0	200	
186.5	10.33	16	2	6		8	-	10,535	1		200	200	
196.8	10.33	17	2	6		8		10,535	1		0	0	
207.2	10.33	18	2	6		8	-	10,535	†		200	200	
217.5	10.33	19	2	6		8	}	10,535	†		0	0	
227.8	10.33	20	2	6		8	}	10,535	†		200	200	
238.2	10.33	21	2	6		8	-	10,535	1		0	0	
248.5	10.33	22	2	6		8		10,535	1		200	200	
258.8	10.33	23	2	6		8		10,535	1		0	0	
269.2	10.33	24	2	6		8		10,535	1		200	200	
279.5	10.33	25	2	6		8		10,535	†		0	0	
289.8	10.33	26	2	6		8		10,535	†		200	200	
300.2	10.33	27	2	6		8		10,535			0	0	
310.5	13.50	28	2	6		8		10,535			200	200	
324.0	23	29			3	3		8,050	-		1590	1590	
360.7 347.0	0 13.666	ROOF MECH					ŀ	347					
HEIGHT	TO FLOOR	LEVEL	1 BED	2 BED	PH	UNITS		FAR		OPEN SPACE	OPEN SPACE	OPEN SPACE	SPACE
UELCUT	FLOOR	15,451	4 DED	2.050	DII	TOTAL		EAD.		GROUP	PRIVATE	TOTAL	PARKIN

		REQUIRED		PROPOSED											
VEHICLE	Residential (17.116.060(A))	none		Type Compact Intermediate Standard HC 9' x 18' To-					Total						
PARKING:			Level 1	3 level stacker	7 0 X 13	0 1 10 0	38	0	38						
			Level P1	2 level puzzle			46	2	48						
					0	0	84	2	86						
	Commercial				0%	0%	98%	2.3%							
	(17.116.080(B))	none													

		REQ	UIRED	PROPOSED	
		Long Term	Short Term	Long Term	Short Term
BICYCLE PARKING:	Residential (17.117.110(9))	44 Spaces (1 per 4 Units)	9 Spaces (1 per 20 Units)	45	9
	Commercial (OFFICE) (17.117.090(4.B)	6 Spaces	3 Spaces	6	3
	Commercial (RETAIL) (17.117.090(4.B)	2 Spaces	2 Spaces	2	2
	Total	52	14	53	14

		REQUIRED RATIO	REQUIRED LOOSE	PROPOSED COMPACTED
RESIDENTIAL	Residential Recycle (Ordinance No. 11807)	2 Cubic ft per Unit (2x176=352 C.F)	13 cubic yards	200/
RECYCLE AND TRASH	Commercial Recycle (Ordinance No. 11807)	2 Cubic ft per 1,000 sf	0.148 cubic yards	20% compaction ratio = 2.62 cubic yards (2- 2.3 yd bins)
	Residential Trash (Section 8.28.140,)	4.3 Cubic ft per Unit (4.3x176=757 C.F)	28 cubic yards	20% compaction ratio = 6 cubic yards (3-2.3 yd bins)
	Commercial (American Trash Manag.)	.0010 Cubic yard per Unit	1.875 cubic yards	20 % compaction ratio = 0 cubic yards (3-2.3 yd biris)
OFFICE RECYCLE	Office Recycle (Ordinance No. 11807)		3- 1 cu. yrd bins	
AND TRASH	Office Trash (Ordinance No. 11807)	.0272 lbs, sf, wk	3- 1 cu. yrd bins	4 to 1 ratio (2- 1 cu, yrd. bins)

REQUIRED

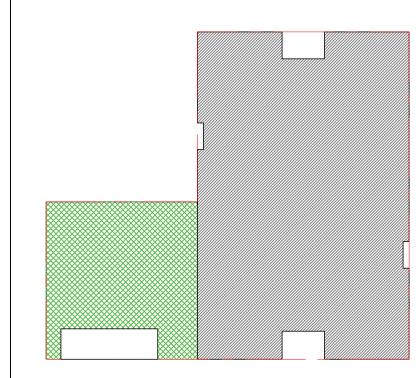
75 SF per unit (179 x 75 = 13,425 sf)	Private Proposed:
	22 private decks (100 sf x 2=200) x 22 =2,200 SF 4 private skydecks: 1,590 SF
	Croup Proposed:

Group Proposed:

2,997 SF (no dimension less than 15 feet) at Level 6

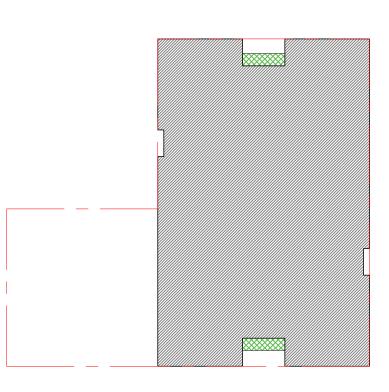
Total Provided: 6,787 sf

PROPOSED

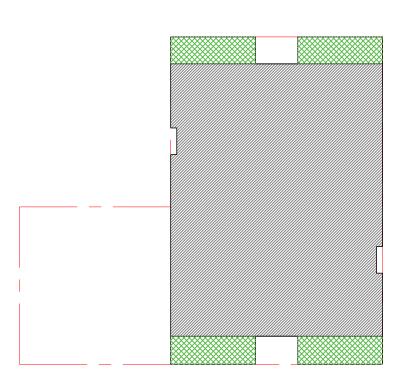


OPEN SPACE:





TYPICAL RESIDENTIAL FLOOR BALCONY: 100 SF X 2 =200 (X22) 2,200 SF



LEVEL 29 MEZZ: SKYDECK: 1,590 SF



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AGENCY APPROVALS



PLAN CHECK #

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RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

PROJECT DATA

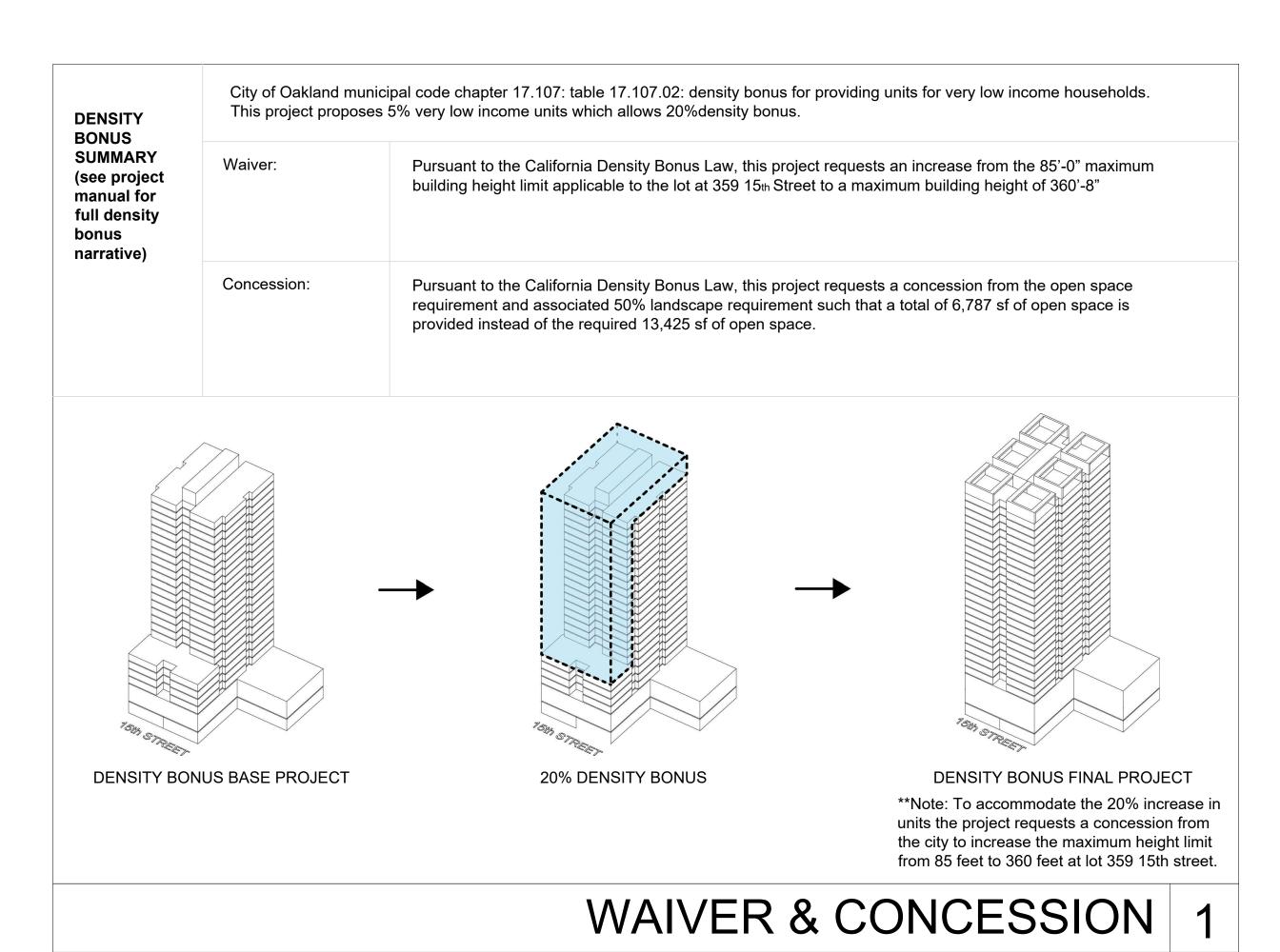
RAD Project Number 16501

Date 07, JULY 2017

Drawn by SDG

A0.2

Scale



IUMIXAM	M DWELLING	UNIT DENSIT	Y
LOT	LOT AREA	RESIDENTIAL	ALLOWABLE
LOT	LOTARLA	DENSITY	UNITS
1433 WEBSTER	9,750	90	108
359 15th ST	6,146	200	30
363 15th St (Air Parcel)	2,108	200	11
TOTAL	18,004		149
Density Bonus for			
Providing 5% very Low			
Income Units = 20%		1.20	179***

IVI.	AXIMUM FAR	
LOT AREA	FAR	TOTAL
9,750	20	195,000
6,146	6	36,870
2,108	6	12,64
TOTAL		244,524

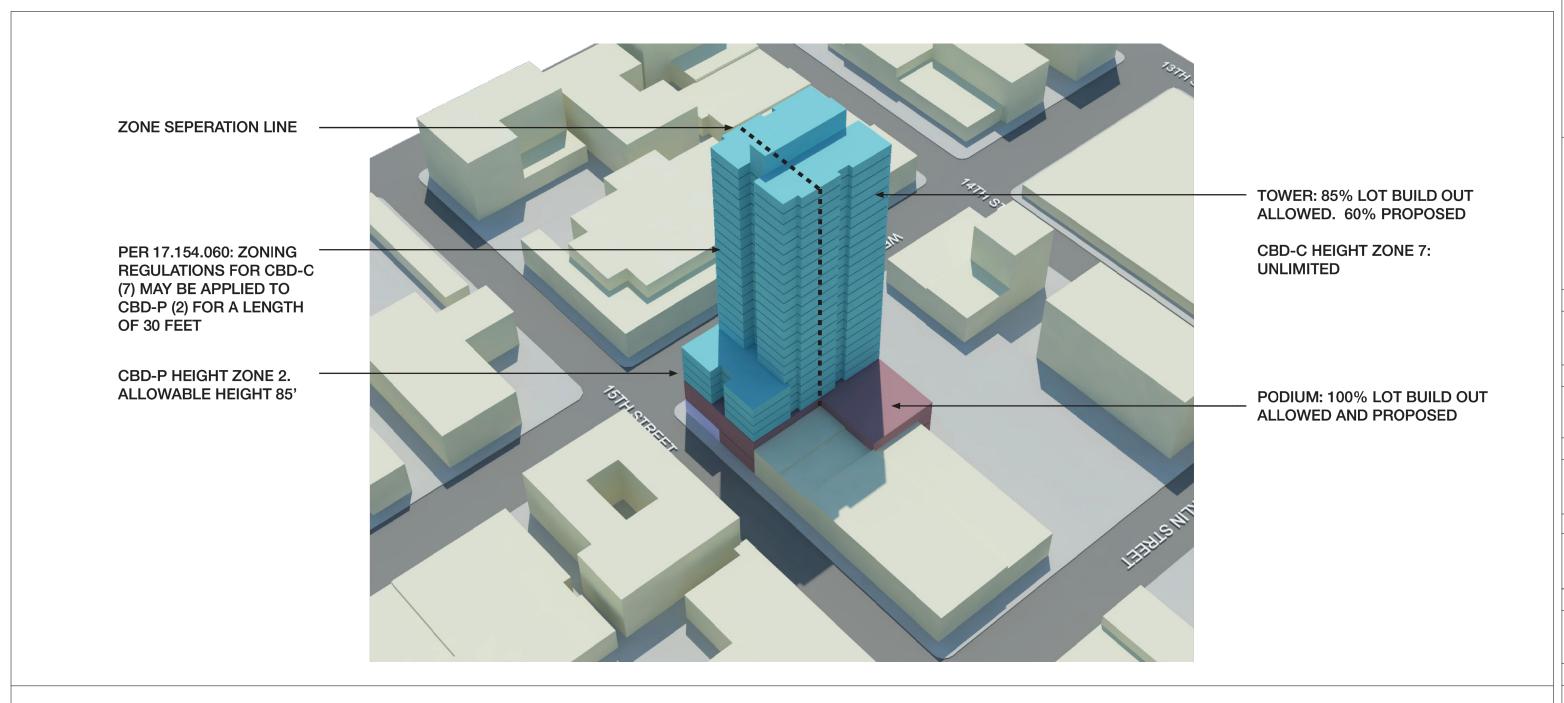
PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP

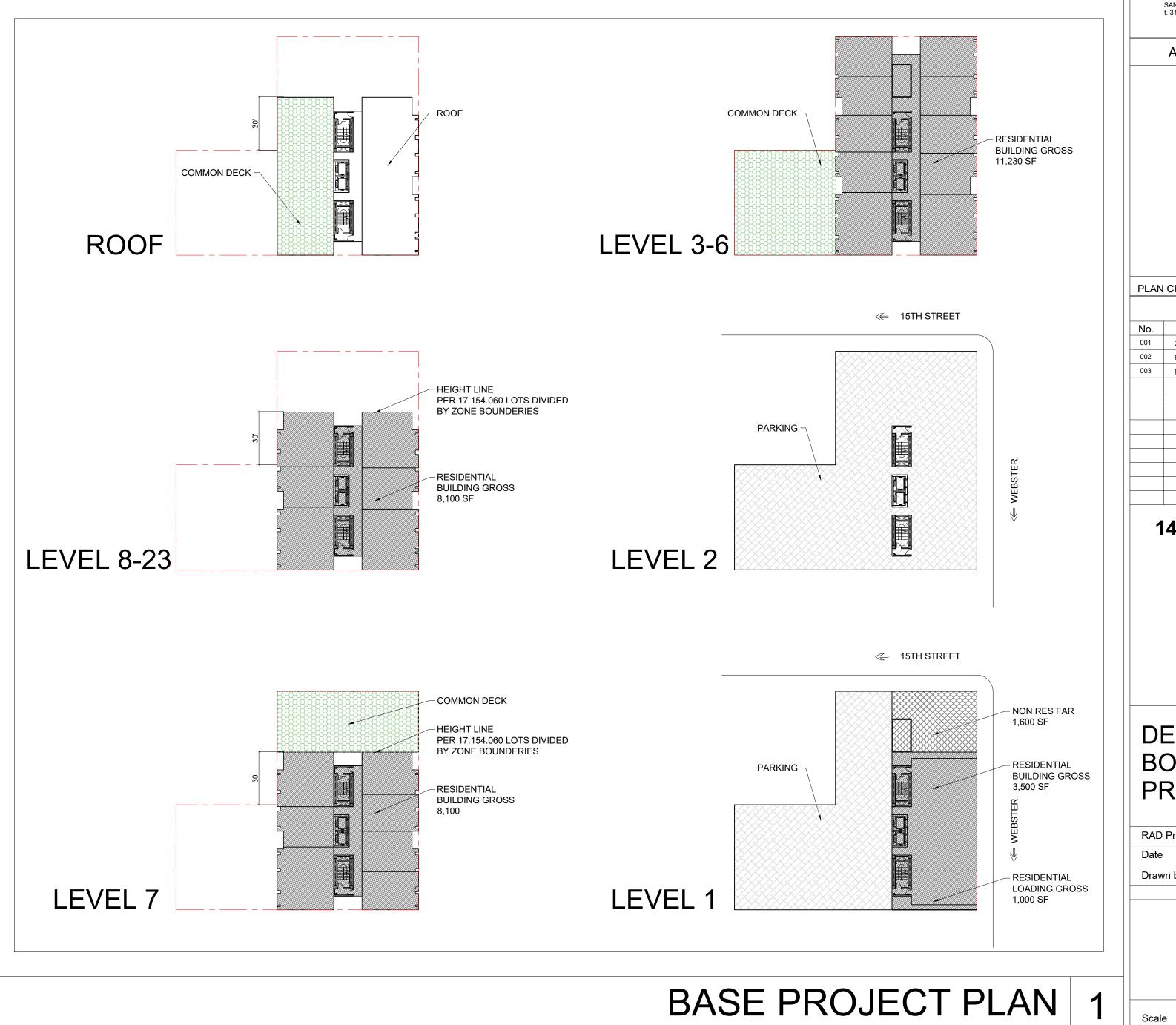
1433 WEBSTER STREET: DENSITY BONUS BASE PROJECT

Note: Base project assumes (1) 85' height limit at 359 15th street (2) total height under 250' (3) Gross Building SF is under 200,000 sf (4) The total units is 146.

				INCLU	DED IN GR	OSS BUILI	DING AR	EA (PLANNI	NG)			BUILDING EF	FICIENCY	EXCLUE	ED FF	ROM GR	OSS BUILD	ING AREA	(PLANNING)
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED 860 SF	2 BED 1260 SF	TOTAL UNITS	AMENITY	LOBBY/ LEASING /MAIL	LOADING/ TRASH/ MECH	RETAIL	FLOOR AREA PER OMC	NON-RES. FAR	BUILDING NET	EFF.	PARKING	F R 19 A T E D E C K B D N U S (X 2)	PRIVAT E OPEN SPACE	GROUP OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
249	10	ROOF		_													5,475		
239	10	23	2	4	6					8,100		6,464	80%					0	
229	10	22	2	4	6					8,100	1	6,464	80%					0	1
219	10	21	2	4	6					8,100	†	6,464	80%					0	1
209	10 10	20	2	4	6					8,100	†	6,464	80%					0	
199 189	10	19 18	2	4	6 6					8,100 8,100	+	6,464 6,464	80% 80%					0	
179	10	17	2	4	6	_				8,100	†	6,464	80%					0	
169	10	16	2	4	6					8,100	1	6,464	80%					0	1
159	10	15	2	4	6					8,100		6,464	80%					0	
149	10	14	2	4	6					8,100	†	6,464	80%					0	
139	10	13	2	4	6					8,100	1	6,464	80%					0	
129	10	12	2	4	6	_				8,100		6,464	80%					0	
119	10	11	2	4	6					8,100	1	6,464	80%					О	
109	10	10	5	2	7					8,100	†	6,464	80%					О	
99	10	9	5	2	7					8,100		6,464	80%					0	
89	10	8	5	2	7					8,100		6,464	80%					0	
79	10	7	5	2	7					8,100		6,464	80%				1,800	1,800	
69	10	6	2	8	10					11,230		9,100	81%					0	
59	10	5	2	8	10					11,230		9,100	81%					0	
49	10	4	2	8	10					11,230		9,100	81%					0	
39	10	3	2	8	10					11,230		9,100	81%				4,100	4,100	
14	25	2	0	0	0					0	0			11,000				0	8
0	14	1	0	0	0		3,500	1,000	1,600	6,100	1,600			6,210					5
															2	_			
	TOTAL		54	92	146	0	3,500	1,000	1,600	188,720	1,600	1		17,210		0	11,375	11,375	146

BASE PROJECT DATA 1





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OWNER

VILLAGE GLENN OAKLAND 1, LLC P.O. Box 70975, OAKLAND, CA 94612 t. 510.343.5593

GENERAL CONTRACTOR

RAD BUILDP.O. Box 70975, OAKLAND, CA 94612
t. 510.343.5593

ARCHITECT OF RECORD **RAD BUILD**P.O. Box 70975, OAKLAND, CA 94612
t. 510.343.5593

PROJECT DESIGN

RAD DESIGN/ SDG 230 E. OHIO ST. SUITE 410 CHICAGO, IL 60611 t. 510.459.3795

CIVIL

SANDIS CIVIL ENGINEERS SURVEYORS, INC. 636 9TH STREET. OAKLAND, CA 94607 t. 510.873.8866

LANDSCAPE

1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD Date Description ZONING PRE-APPLICATION 2-10-2016 BASIC APPLICATION FOR DEV. REVIEW

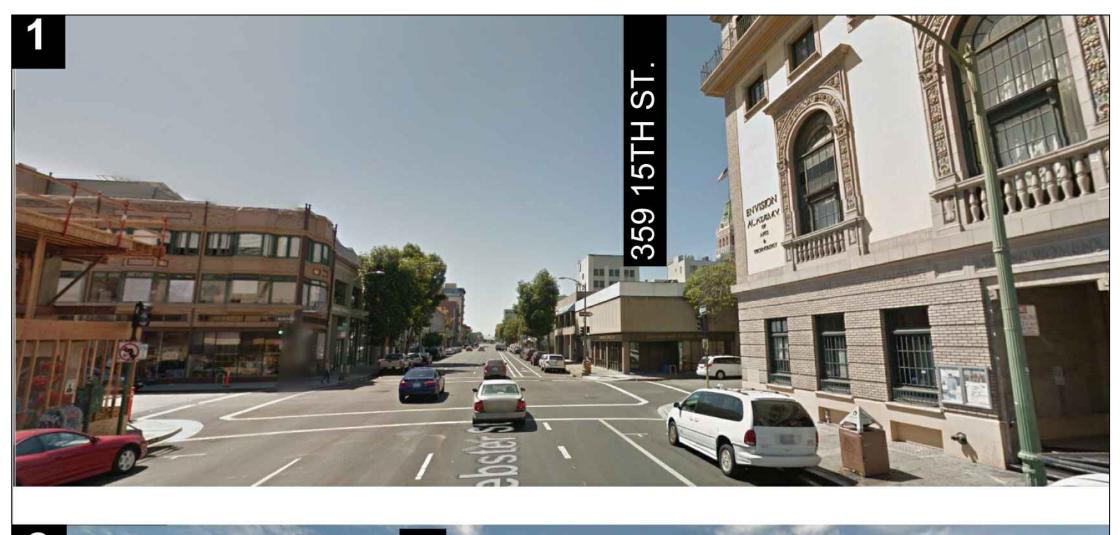
1433 Webster Ave.

Oakland, CA 94609

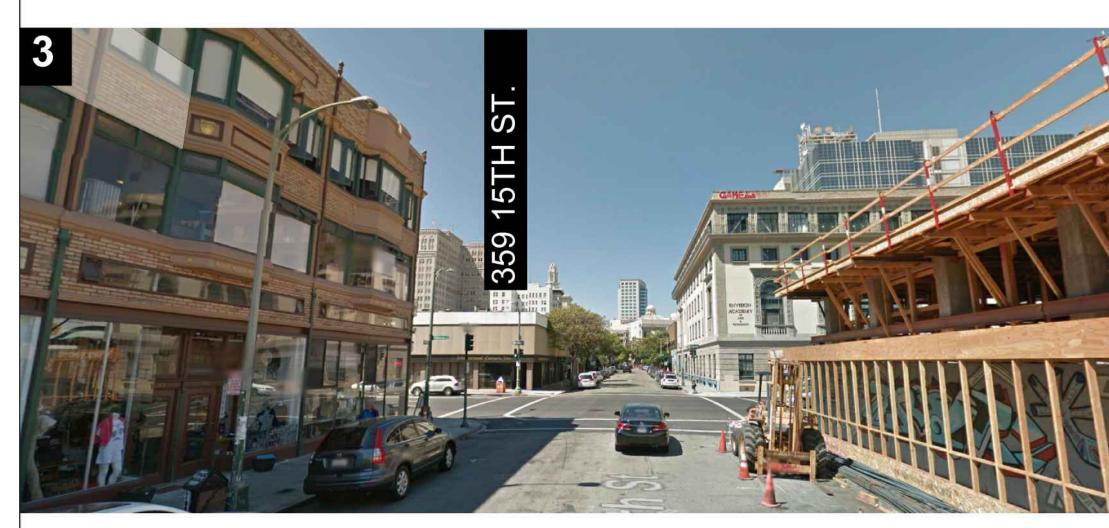
RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

DENSITY **BONUS BASE PROJECT**

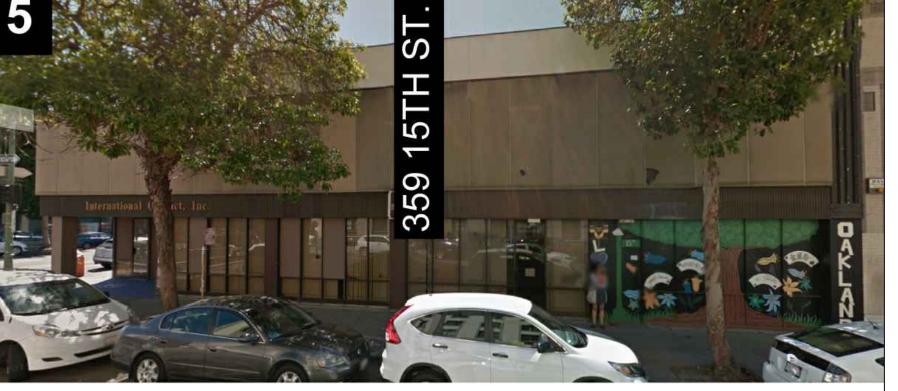
16501 RAD Project Number 07, JULY 2017

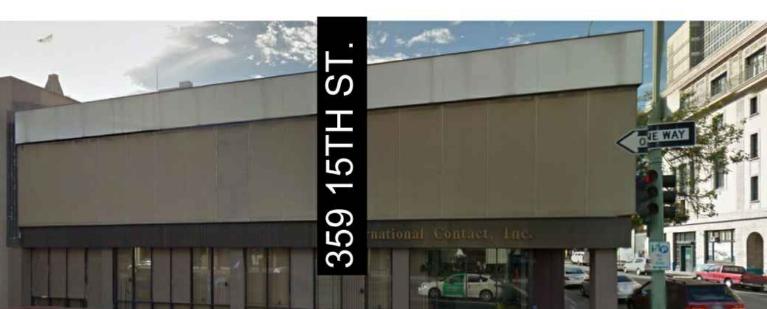
















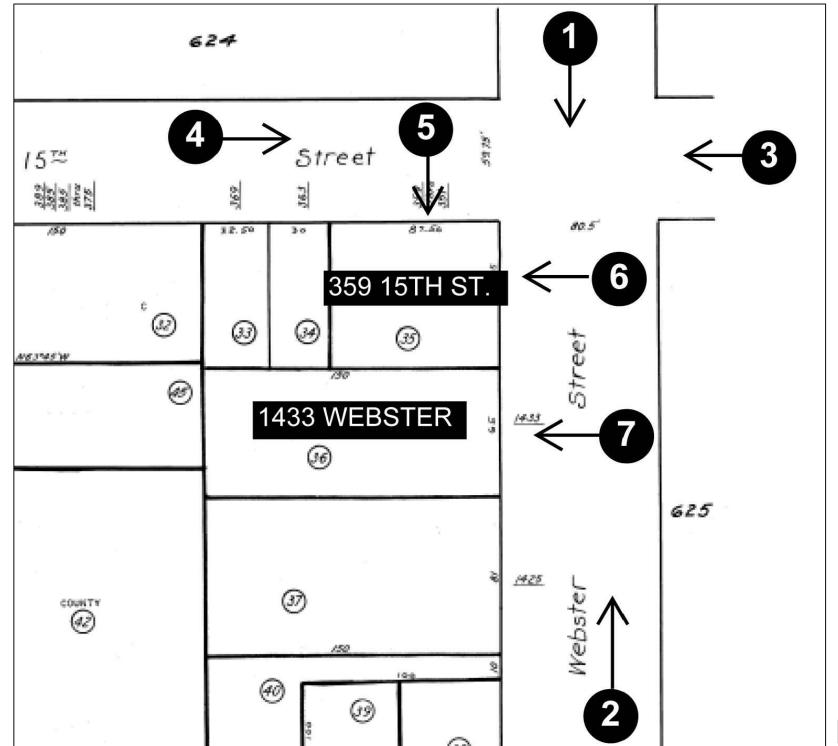


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE



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LANDSCAPE

PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054

AGENCY APPROVALS



PLAN	I CHECK #	
	ISSUE RECORD	
No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-201

1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number 16501 07, JULY 2017

SAME SIDE OF PROJECT SITE: 15TH STREET









359 15TH STREET (PROJECT SITE)

363 15TH STREET 369 15TH STREET

377-389 15TH STREET

SAME SIDE OF PROJECT SITE: WEBSTER STREET



(PROJECT SITE)





1523 WEBSTER YWCA

ACROSS FROM PROJECT SITE: 15TH STREET



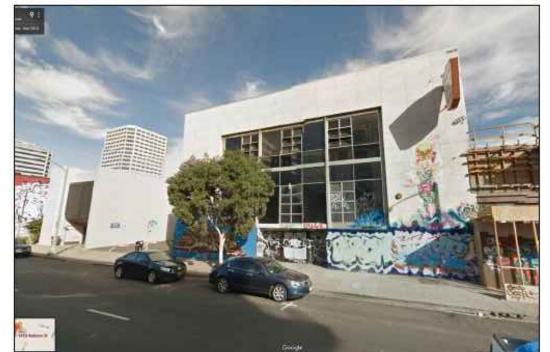






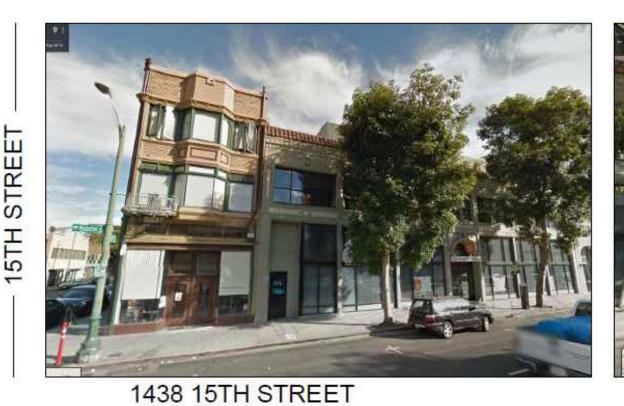
336 15TH STREET

ACROSS FROM PROJECT SITE: WEBSTER STREET



1510 WEBSTER









340 14TH STREET

SITE PHOTOGRAPHY: ADJACENT BUILDINGS

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AGENCY APPROVALS



PLAN	CHECK#	
	ISSUE RECORD	
No.	Description	Date
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002	BASIC APPLICATION FOR DEV. REVIEW	4-22-201
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-20

1433 Webster Ave.

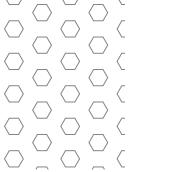
Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

EXISTING CONDITION

16501
07, JULY 2017
SDG





BUILDING DEMO

BUILDINGS SHOWN FOR DEMOLITION ARE NON-HISTORIC RESOURCES IN ACCORDANCE WITH THE LOCAL AND NATIONAL REGISTRIES.



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AGENCY APPROVALS



PLAN CHECK#

ISSUE RECORD ZONING PRE-APPLICATION BASIC APPLICATION FOR DEV. REVIEW

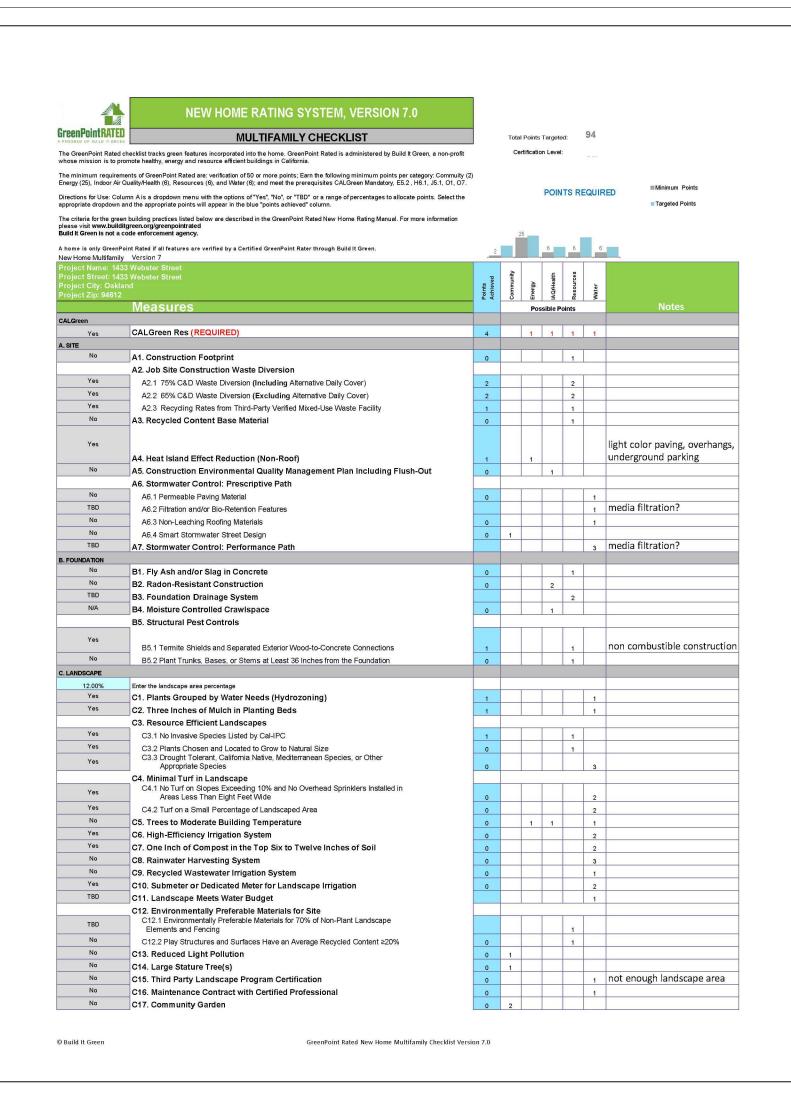
1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

DEMO PLAN

RAD Project Number 16501 07, JULY 2017



Project Street: 14: Project City: Oakl		ts	Community	λb	IAQ/Health	Resources	Ŀ	
Project Zip: 94612		Points Achieved	Com	Energy	IAQA	Reso	Water	
D. STRUCTURAL FRAM	E AND BUILDING ENVELOPE		1					
Yes	D1. Optimal Value Engineering			1				
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center D1.2 Non-Load Bearing Door and Window Headers Sized for Load	3		1		1		
No	D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies	0				1		
2.00	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	D4. Insulated Headers	0		1				
Ne	D5. FSC-Certified Wood							
No ≥40%	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
24070	D5.2 Panel Products	1				3		
No	D6. Solid Wall Systems D6.1 At Least 90% of Floors	0				1		
No	D6.1 At Least 90% of Floors D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
No	D8. Overhangs and Gutters	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
Yes	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility							
	Rooms, and Basements)	2			1	1		
E. EXTERIOR No	E4 Environmentally Preferable Packing							
No	E1. Environmentally Preferable Decking E2. Flashing Installation Third-Party Verified	0				2		
Yes	E3. Rain Screen Wall System	2				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	E5.2 Roofing Warranty for Shingle Roofing	N	R	R	R	R	R	no shingles
No	E6. Vegetated Roof	0	2	2				
F. INSULATION								
22	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						_	
No	F1.1 Walls and Floors	0				1		
No	F1.2 Ceilings	0				1		
No	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1			
100.00	F2.2 Ceilings F3. Insulation That Does Not Contain Fire Retardants	0			1			
No	F3.1 Cavity Walls and Floors	0			3			
No	F3.2 Ceilings	0			1			
No	F3.3 Interior and Exterior Insulation	0			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	plumbing review
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	plumbing review
V	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500	1					1	
≤1.28 gpf	Grams 1.28gpf OR 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1	
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					3	
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1					1	2010
Yes	G6. Submeter Water for Tenants	2					2	2018 required by water
H. HEATING, VENTILAT	ION, AND AIR CONDITIONING H4 Socied Combustion Units							
TBD	H1. Sealed Combustion Units H1.1 Sealed Combustion Furnace				4			mech review
	111.1 Cealed Combustion amade				1			Juli Tariow

Project Zip: 94612	1400 - 1-10 - 1-10 - 14-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	Points Achieved	Communit	Energy	IAQ/Health	Resource	Water	mach ravious
Yes	H1.2 Sealed Combustion Water Heater	2			2			mech review
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
N-	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1			mech review
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Υ	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			mech review
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			mech review
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			mech review
No	H7.2 Automatic Range Hood Control	0			1			
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1			mech review
No	H9. Adavnced Refrigerants	0			1			mech review
I. RENEWABLE ENERGY								
No	I1. Pre-Plumbing for Solar Water Heating	0		1				
Yes	I2. Preparation for Future Photovoltaic Installation	1		1				
0.00%	Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
	I4. Net Zero Energy Home						-	
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	15. Energy Storage System	0		1				
No	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	1						
No		0		4				
	17. Photovoltaic System for Multifamily Projects	0		8				
J. BUILDING PERFORMAI	J1. Third-Party Verification of Quality of Insulation Installation	0			1			
No	J2. Supply and Return Air Flow Testing	0		1	1			
No	- 112			1				
TBD	J3. Mechanical Ventilation Testing	0			1			
100	J4. Combustion Appliance Safety Testing				1			
3.00%	J5. Building Energy Performance							
0	J5.1 Home Meets or Exceeds Energy Compliance Pathway	11		30				
3.00%	J5.2 Non-Residential Spaces Outperform Title 24	3		15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1				
No	J8. ENERGY STAR for Homes	0		1				
No	J9. EPA Indoor airPlus Certification				1			
No	J10. Blower Door Testing	0			3			
No	J11. Compartimentalization of Units	0		1	1			
K. FINISHES								
No	K1. Entryways Designed to Reduce Tracked-In Contaminants							
	K1.1 Entryways to Individual Units	0			1			
Yes	K1.2 Entryways to Buildings	1			1			
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0			2			
No	K3. Low-VOC Caulks and Adhesives	0			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2		
No	K4.2 Interior Trim	0				2		
No	K4.3 Shelving	0				2		
No	K4.4 Doors	0				2		
No	K4.5 Countertops	0				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							gc review
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2			
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
Yes	K9. Durable Cabinets	2			-	2		
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1		
L. FLOORING	THE PROPERTY OF MICHOLINA ANTHONY PROPERTY PROPE	U						
No No	L1. Environmentally Preferable Flooring	0				3		
No	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	0			3	,		
Yes	L3. Durable Flooring	1			3	1		
No	-					1		
	L4. Thermal Mass Flooring	0		1				I
@ D		~~						
© Build It Green	GreenPoint Rated New Home Multifamily Checklist Versi	on 7.0						



		Points Achieved	Community	Energy	AQ/Heath	Resources	Water	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	, , , , , , , , , , , , , , , , , , ,		0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
	O5. Home System Monitors	1						
TBD	O5.1 Energy Home System Monitors			1				electrical review
TBD	O5.2. Water Home System Monitors						1	plumbing review
	O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Υ	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0		- ""		1		
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2					
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1				1		
Yes	O11. Tobacco Free Buildings	2			2			
No	O12. Integrated Pest Management Plan	0				1		
DESIGN CONSIDE	RATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							acoustical review
	Enter the number of Tier 2 practices							acoustical review
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	leasing review
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			leasing review
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			mechanical review
	P3. Commissioning							
No	P3.1 Design Phase	0		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
	Summary							
	Total Available Points in Specific Categories	404	46	141	69	94	54	
	Minimum Points Required in Specific Categories Total Points Achieved	50	2	25	6	6	6	

GreenPoint Rated New Home Multifamily Checklist Version 7.0

@ Build It Green



RAD BUILD P.O. Box 70975 , Oakland, CA 94612 Tel: 510.343.5593

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OWNER

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1. 010.040.0000

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RAD DESIGN/ SDG 230 E. OHIO ST. SUITE 410 CHICAGO, IL 60611 t. 510.459.3795

CIVIL

LANDSCAPE

SANDIS CIVIL ENGINEERS SURVEYORS, INC. 636 9TH STREET. OAK! AND CA 94607

OAKLAND, CA 94607 t. 510.873.8866

PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404

AGENCY APPROVALS



1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

GREENPOINT

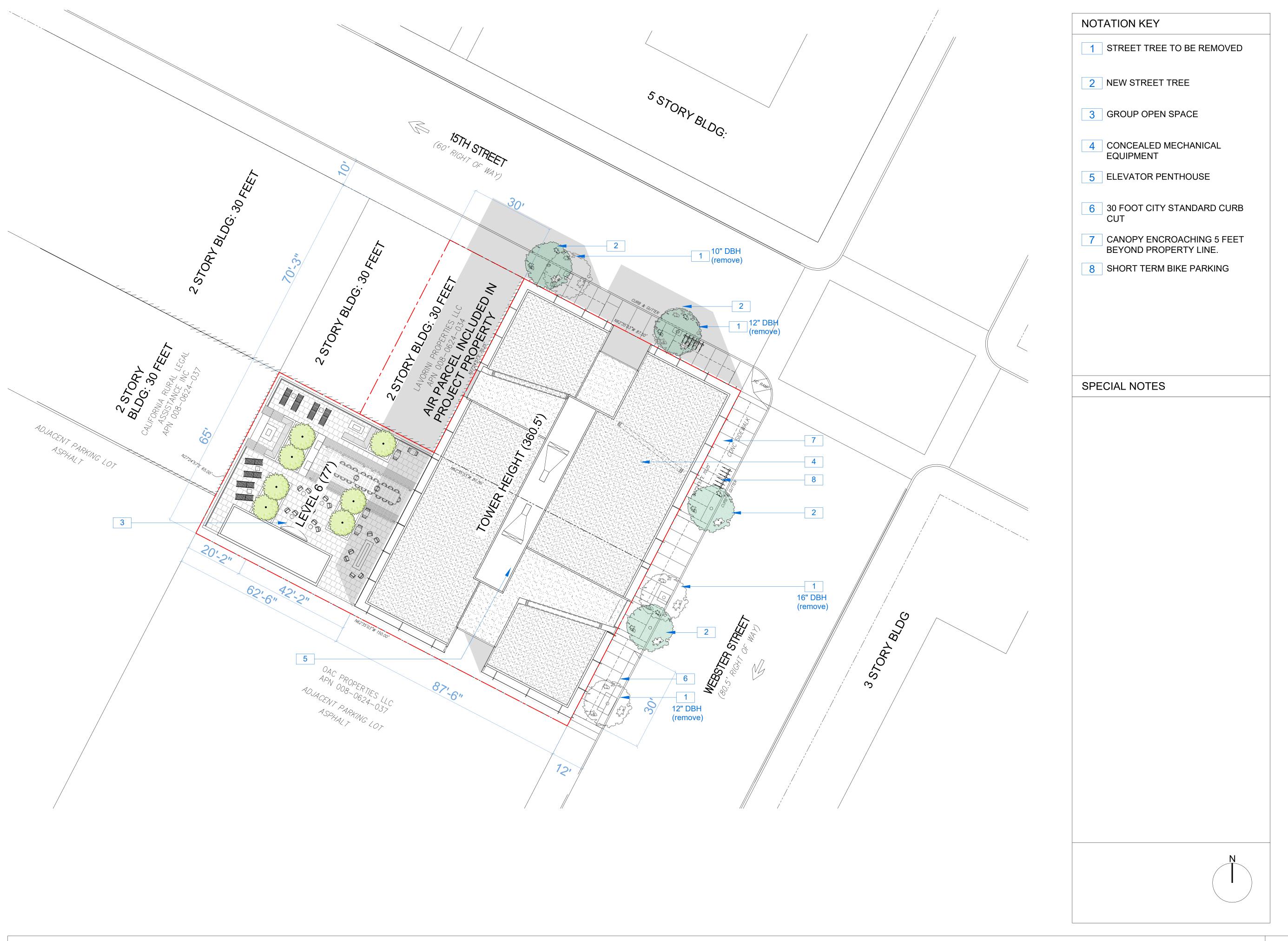
RAD Project Number 16501

Date 07, JULY 2017

Drawn by SDG

A0.7

1/16" = 1'-0"



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AGENCY APPROVALS



PLAN	CHECK#

PLAN	I CHECK #	
	ISSUE RECORD	
No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-20

1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

SITE PLAN

RAD Project Number 16501 07, JULY 2017 Drawn by

1/16" = 1'-0"

SITE PLAN

LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON NORTHERLY FROM THE NORTHERLY LINE OF FOURTEENTH STREET, ONE HUNDRED AND NINETY-ONE (191) FEET; THENCE RUNNING NORTHERLY ALONG SAID WESTERN LINE OF WEBSTER STREET, SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES WESTERLY ONE HUNDRED AND FIFTY (150) FEET; THENCE AT RIGHT ANGLES SOUTHERLY SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES EASTERLY ONE HUNDRED AND FIFTY (150) FEET TO THE WESTERLY LINE OF WEBSTER STREET AND POINT OF COMMENCEMENT. APN: 008-0624-036-00 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: SAID LINE OF WEBSTER STREET, 70.25 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF WEBSTER STREET WITH THE SOUTHERN LINE OF 15TH STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 47.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 47.50 FEET TO THE WESTERN LINE OF WEBSTER STREET; AND THENCE NORTHERLY ALONG

PARCEL 2: BEGINNING AT A POINT ON THE SOUTHERN LINE OF 15TH STREET, DISTANT THEREON 47.50 FEET WESTERLY FROM THE WESTERN LINE OF WEBSTER STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 40 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT

RIGHT ANGLES EASTERLY, 40 FEET; AND THENCE AT RIGHT ANGLES NORTHERLY, 70.25 FEET TO THE

APN: 008-0624-035-00

POINT OF BEGINNING.

SURVEY NOTES

- 1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AS OF AUGUST 4, 2015, ORDER NUMBER 991-23068599-SLO, FURNISHED TO SANDIS ENGINEERS, FOR USE WITH THIS TRANSACTION ONLY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- 3. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEBSTER STREET WHICH IS A DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- BUILDING AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATIONS AND MEASUREMENTS (ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1)) FOR THE SUBJECT BUILDINGS TAKEN AT THE OUTSIDE BUILDING ENVELOPE AT GROUND LEVEL AS DIMENSIONED HEREON AND DOES NOT REPRESENT "DRIP LINE" OR THE ENTIRE BUILDING AREA AT ALL LEVELS OR REPRESENT THE EXISTENCE OF OR NON-EXISTENCE OF ANY MEZZANINES.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06001C0067G DATED AUGUST 3, 2009.

BASIS OF BEARINGS

THE BEARING OF N 27°24'57" E FOR THE MONUMENT LINE OF WEBSTER STREET AS SHOWN ON THAT CERTAIN PARCEL MAP FILED ON MAY 11, 2000, IN BOOK 252 OF MAPS AT PAGE 1-2, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN ON THIS SURVEY.

SURVEY NOTES

- 1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2. DATES OF FIELD SURVEY: FEBRUARY 2016

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

TOPOGRAPHIC SURVEYOR 'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF NAUTILUS GROUP ON MARCH 21, 2016.

DATE: MARCH 21, 2016 CHRISTIAN CINTEAN, L.S. 8941



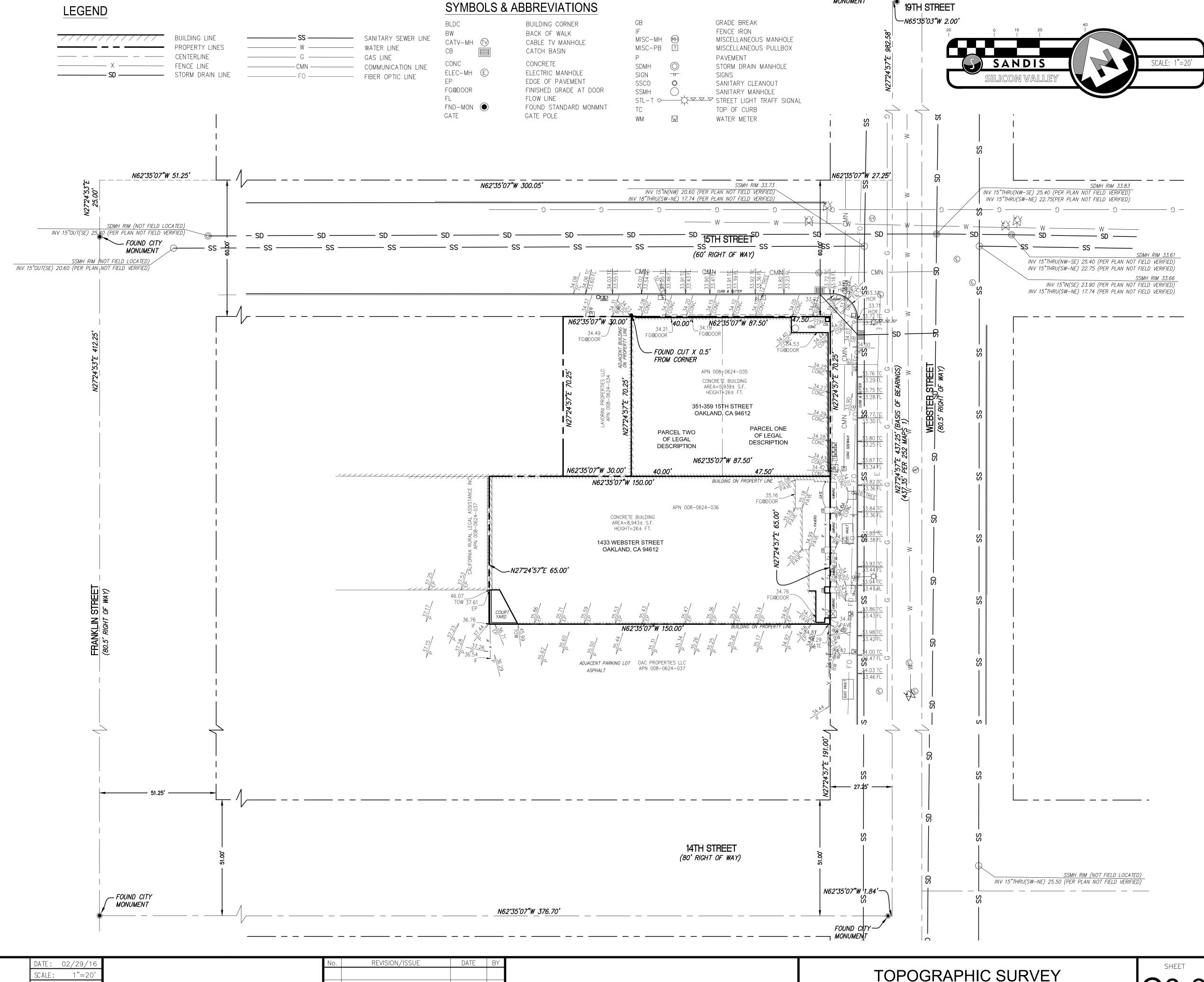
CIVIL ENGINEERS

DRAW N BY:

APPRO VED BY:

DRAW ING NO.:

616011



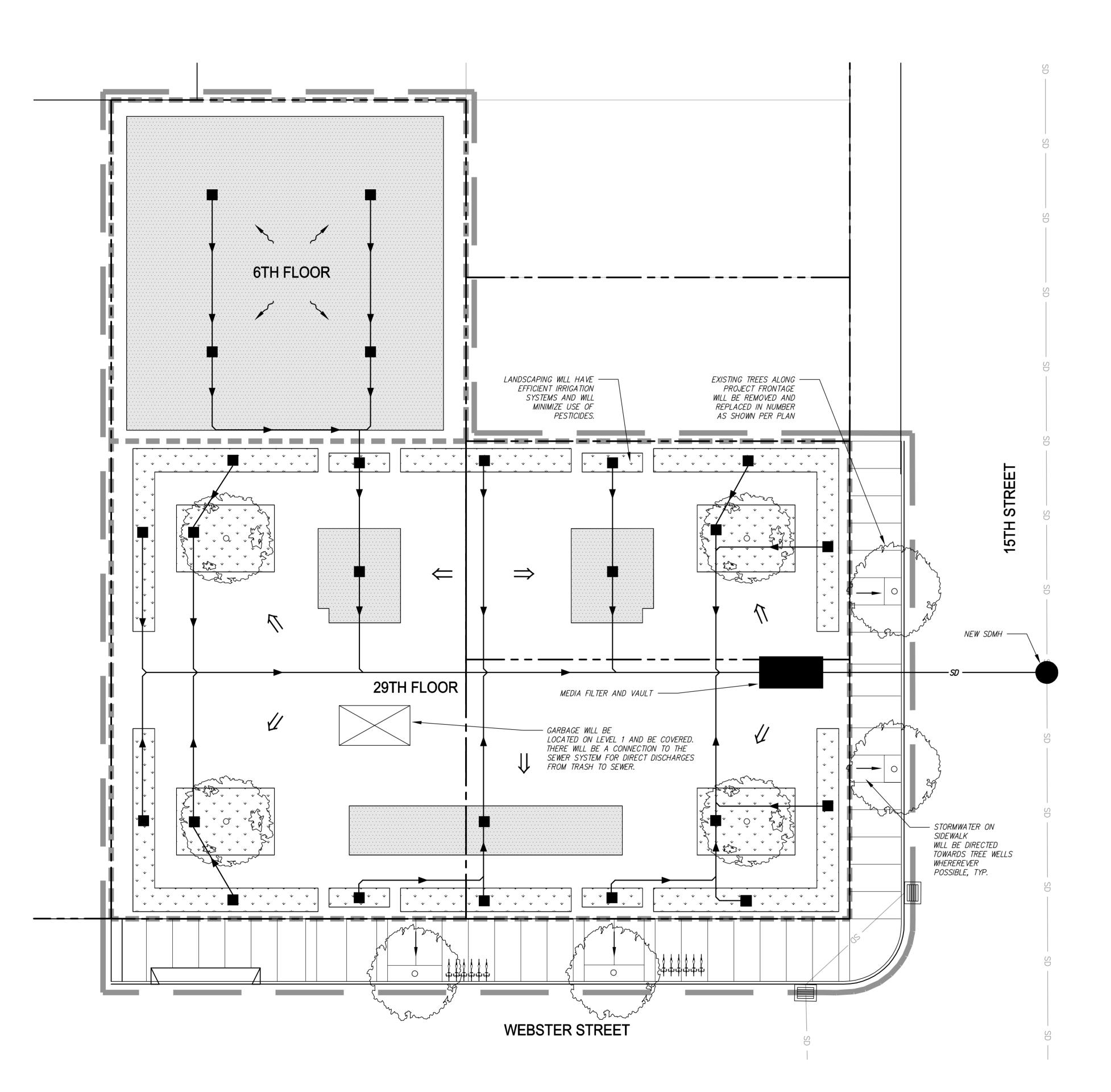
FOUND CITY-MONUMENT

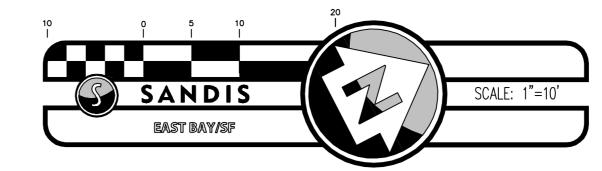
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

CALIFORNIA

1433 WEBSTER STREET/351-359 15TH STREET

OAKLAND



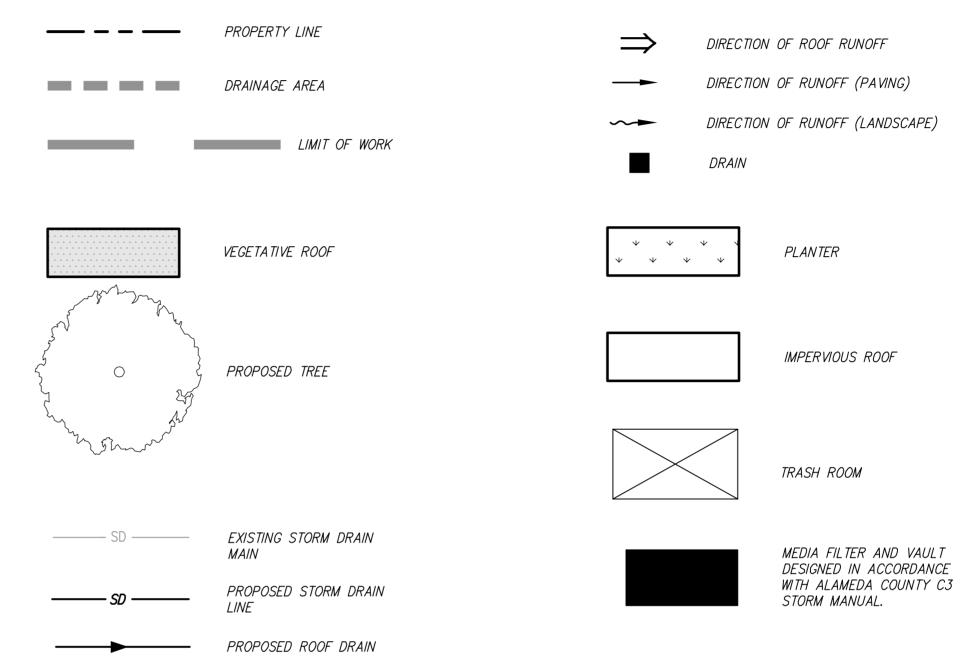


AREA SUMMARY

TOTAL ⁶	TOTAL ¹	TOTAL EXISTING/PRE-PROJECT 2	REPLACED ³	NEW ⁴	TOTAL POST PROJECT 5	TOTAL POST PROJECT
SITE AREA	AREA DISTURBED	IMPERVIOUS SURFACE	IMPERVIOUS SURFACE	IMPERVIOUS SURFACE	IMPERVIOUS SURFACE	PERVIOUS SURFACE
15,896 SF	15,896 SF	15,896 SF	9,248 SF	0 SF	9,248 SF	6,648 SF

- 1. LAND AREA DISTURBED = SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- 2. EXISTING/PRE-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- 3. REPLACED IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT IMPERVIOUS SURFACE. 4. NEW IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT PERMEABLE SURFACE.
- 5. POST-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT.
- 6. SITE AREA IS ASSUMED TO BE AREA WITHIN PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

LEGEND



STORMWATER MANAGEMENT PLAN NOTES

- 1. THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
- 50% RULE CHECK WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN.

AREA OF EXISTING IMPERVIOUS SURFACES WITHIN PROJECT SITE = 15,896 SF AREA OF REPLACED IMPERVIOUS SURFACES WITHIN PROJECT SITE = 15,896 SF TOTAL PERCENT OF ALTERED OR REPLACED IMPERVIOUS SURFACE = 100%

THEREFORE THE PROJECT IS REQUIRED TO PROVIDE TREATMENT FOR ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES.

- 3. GENERAL STORMWATER QUALITY APPROACH STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES, PLANTER BOXES, VEGETATIVE ROOF, AND DIRECTING STORMWATER TO A MEDIA FILTER LOCATED IN THE BASEMENT WHICH WILL REMOVE SUSPENDED SOLIDS AND SEDIMENT FROM THE STORMWATER BEFORE IT LEAVES THE SITE.
- 4. SIZING CRITERIA STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE BIORETENTION AREAS SHOWN HAVE BEEN SIZED USING THE 4% RULE (BIORETENTION AREAS SIZED TO 4% OF THE CONTRIBUTING IMPERVIOUS AREAS) AND UNIFORM FLOW METHOD, ASSUMING A 0.2 IN/HR INTENSITY RATE AND A 5 IN/HR PERCOLATION RATE.
- 5. MANAGING PEAK FLOWS THE POST-DEVELOPMENT STORMWATER PEAK FLOWS FOR THE 10-YR, 10-MINUTE STORM (PER CITY OF OAKLAND STORMWATER MANUAL) WILL BE MITIGATED ON-SITE BY USING BIORETENTION FACILITIES, VEGETATION ROOFS, TREE PLANTER BOXES, AND MEDIA FILTER. THIS WILL PROVIDE A COMBINATION OF ON-SITE RETENTION AND DETENTION BY SIZING THEIR OUTLETS TO LIMIT PEAK FLOW TO BE EQUAL TO OR LESS THAN THE CURRENT, PRE-DEVELOPMENT CONDITION. THERE WILL BE NO INCREASE IN FLOW RATE FOR THE DESIGN STORM FROM THIS DEVELOPMENT.
- HYDROMODIFICATION THE PROJECT IS NOT LOCATED IN AN AREA THAT IS REQUIRED TO DESIGN STORMWATER CONVEYANCES TO ACCOUNT FOR HYDROMODIFICATION.
- 7. THIS PROJECT IS CONSIDERED SPECIAL CATEGORY TYPE A. THEREFORE THE SITE CAN USE LID OR NON-LID STORMWATER TREATMENT PER THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2015).



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GENERAL CONTRACTOR RAD BUILD P.O. Box 70975, OAKLAND, CA 94612

ARCHITECT OF RECORD

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PROJECT DESIGN

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636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net

EAST BAY/SF

PLAN CHECK # **ISSUE RECORD** Description

Date 001 ZONING PRE-APPLICATION 2-10-2016 BASIC APPLICATION FOR DEV. REVIEW BASIC APPLICATION FOR DEV. REVIEW 7-22-2016

1433 Webster Ave.

Oakland, CA 94609

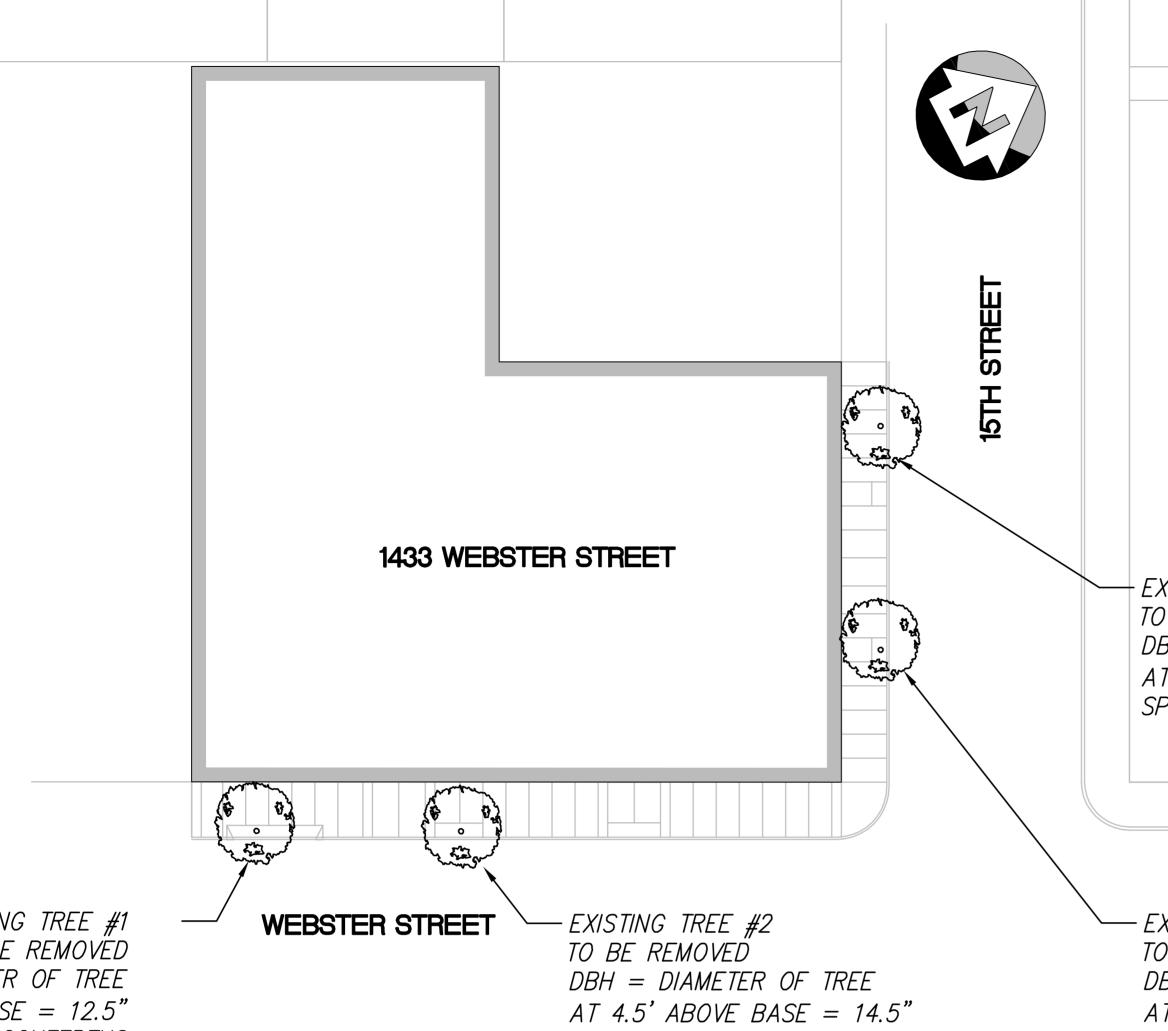
RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

NEMO Building Systems, LLC 18231 Muprhy Pkwy Lathrop, CA 95330

STORMWATER MANAGEMENT

RAD Project Number 0001 22, JULY 2016 Drawn by

NTS Scale

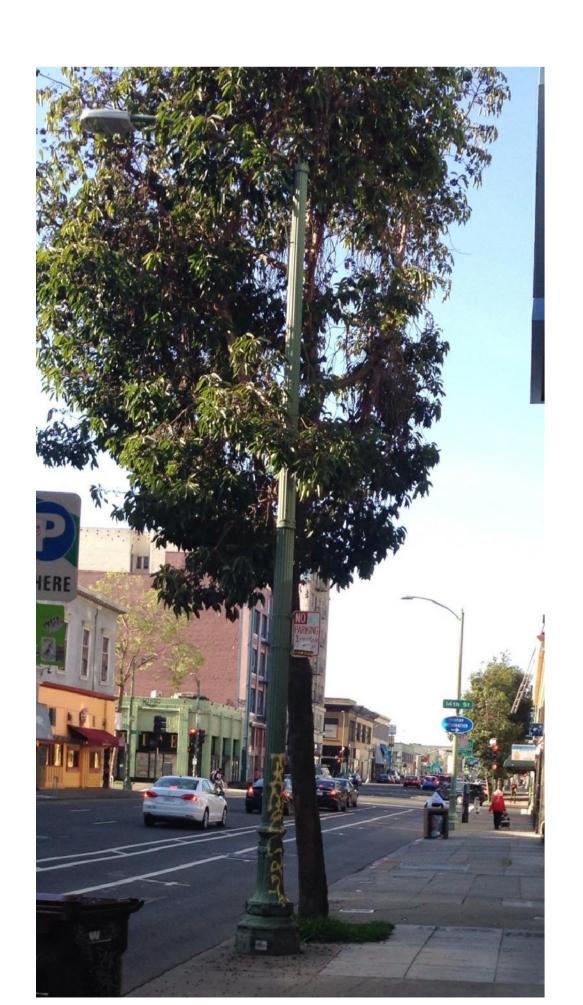


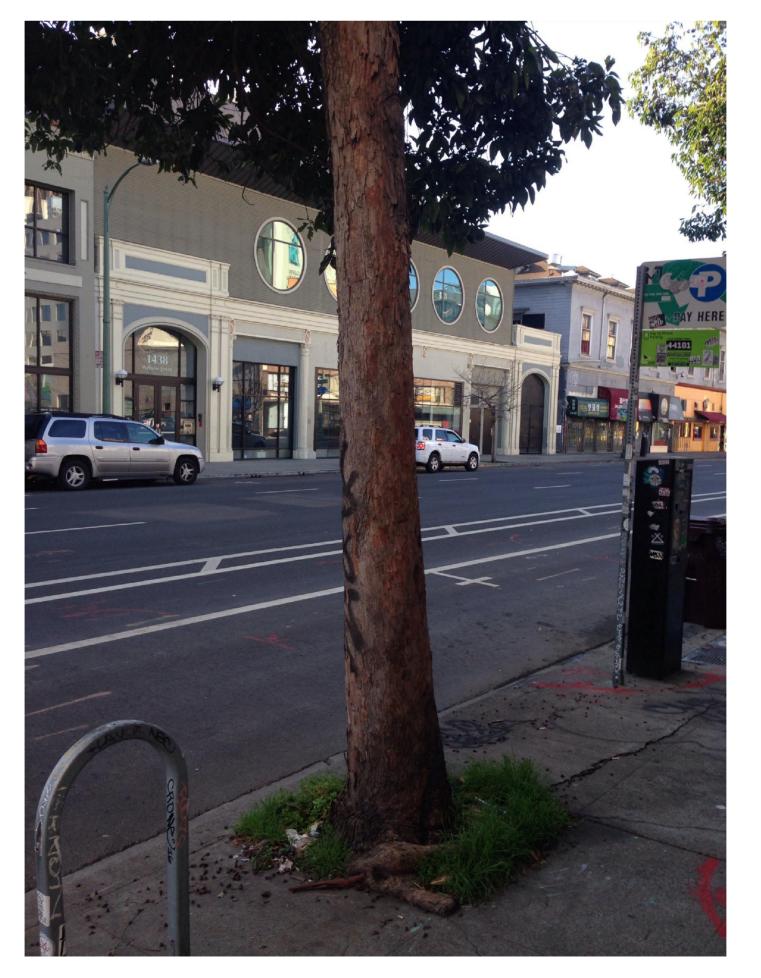
EXISTING TREE #4 TO BE REMOVED DBH = DIAMETER OF TREE AT 4.5' ABOVE BASE = 11" SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #1 TO BE REMOVËD DBH = DIAMETER OF TREE AT 4.5' ABOVE BASE = 12.5" SPECIES: LOPHOSTEMON CONFERTUS

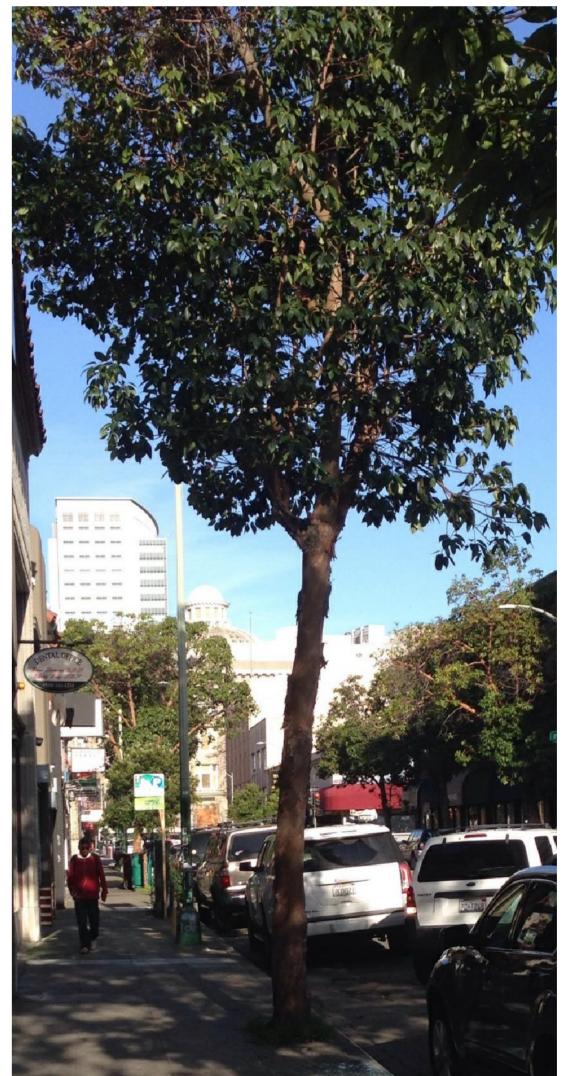
SPECIES: LOPHOSTEMON CONFERTUS

— EXISTING TREE #3 TO BE REMOVED DBH = DIAMETER OF TREE AT 4.5' ABOVE BASE = 14" SPECIES: LOPHOSTEMON CONFERTUS









TREE #4

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EAST BAY/SF

PLAN CHECK#

ISSUE RECORD Description ZONING PRE-APPLICATION BASIC APPLICATION FOR DEV. REVIEW 4-22-2016 BASIC APPLICATION FOR DEV. REVIEW 7-22-2016

1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

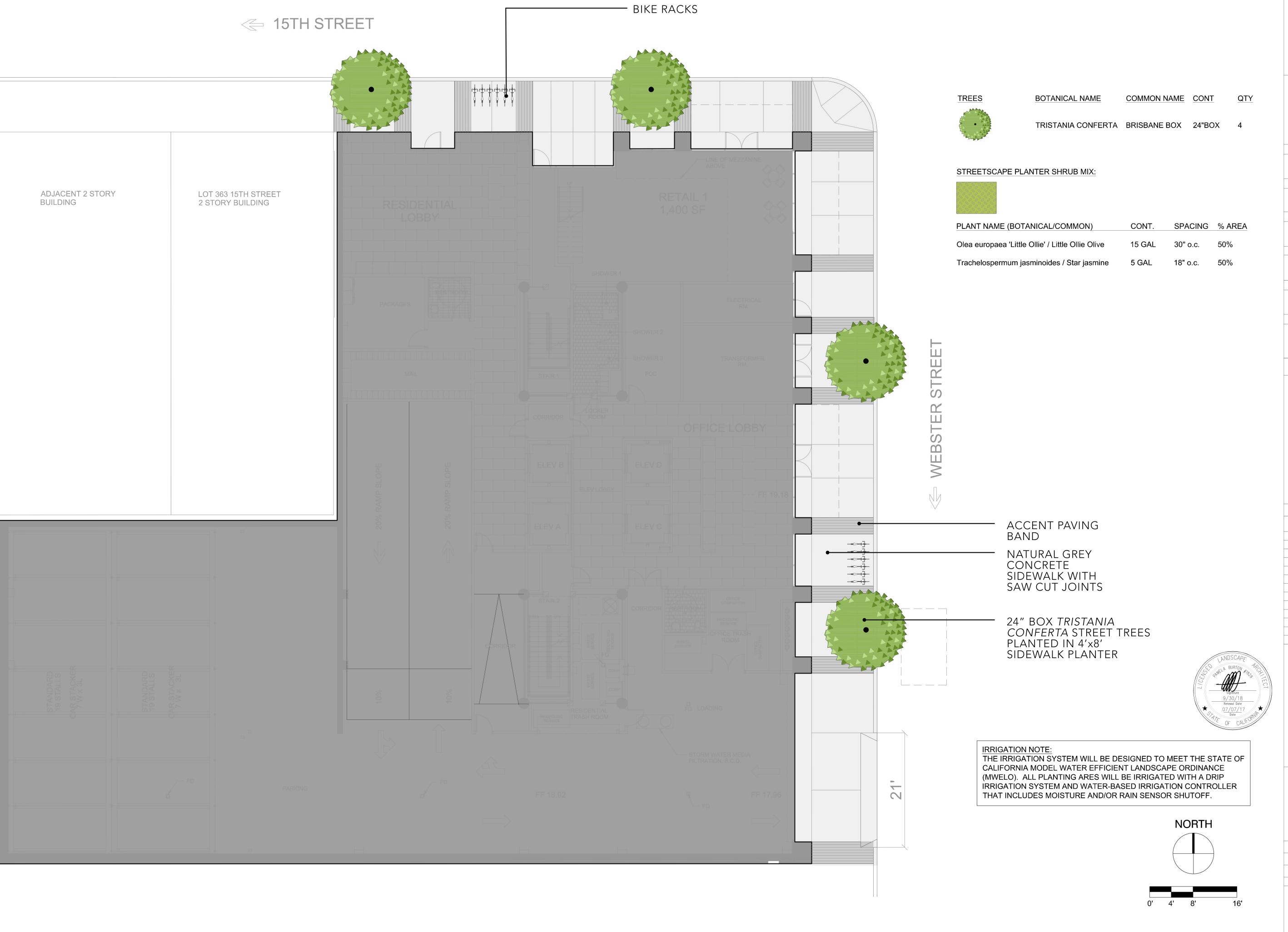
NEMO Building Systems, LLC 18231 Muprhy Pkwy Lathrop, CA 95330

TREE EXHIBIT

0001 RAD Project Number 22, JULY 2016 Drawn by

NTS

TREE #1 TREE #2



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LANDSCAPE PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404

AGENCY APPROVALS

PLAN CHECK#

ISSUE RECORD

Description 001 ZONING PRE-APPLICATION 2-10-2016 BASIC APPLICATION FOR DEV. REVIEW 4-22-2016

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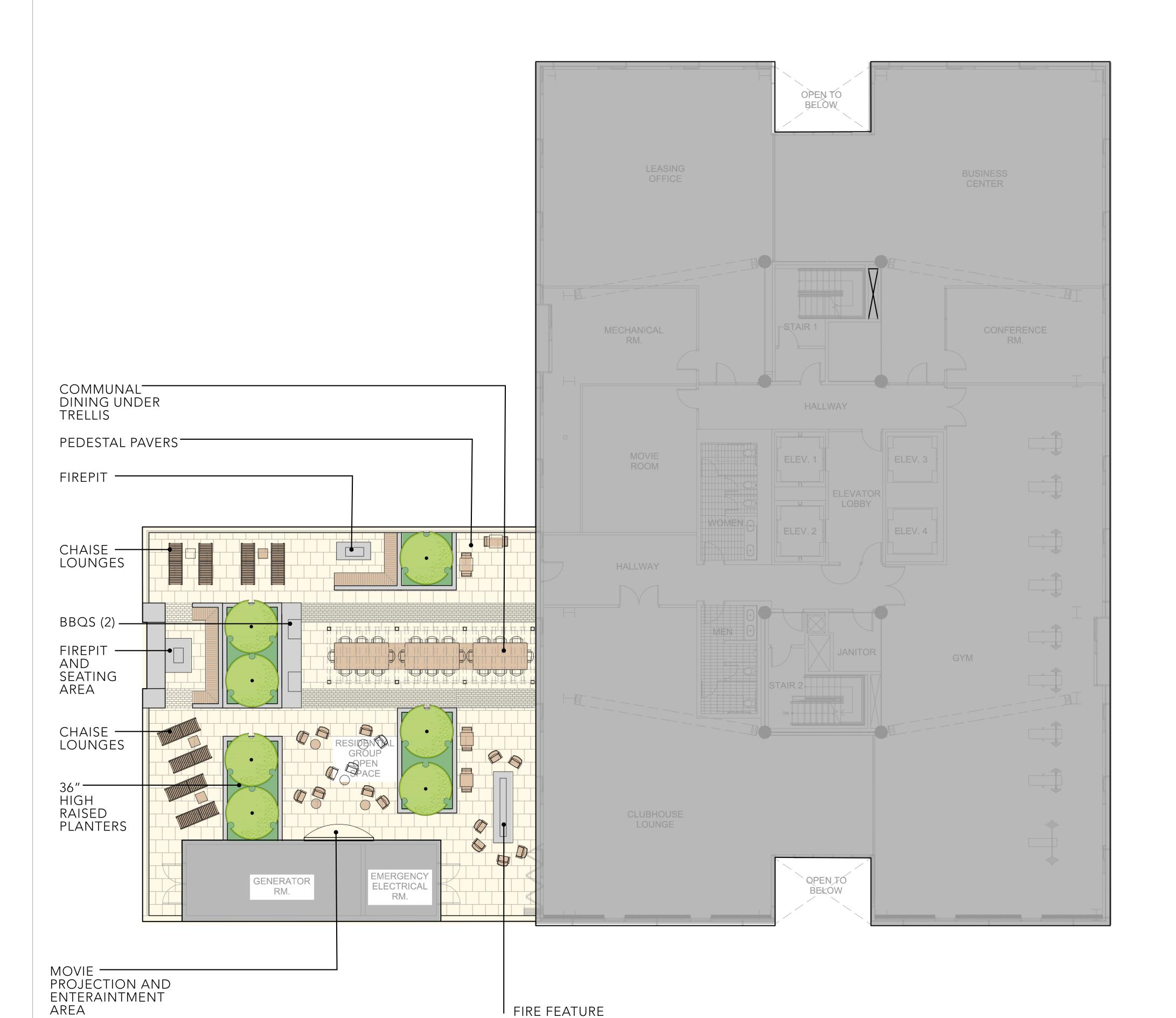
Oakland, CA 94609

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LANDSCAPE PLAN

RAD Project Number 16501 07, JULY 2017 CR / DC Drawn by

1/8" = 1'-0"



PLANT SCHEDULE LEVEL 6 TERRACE

TREES BOTANICAL NAME COMMON NAME CONT QTY



ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK 60L

SHRUB MIX



PLANT NAME (BOTANICAL/COMMON) CONT. SPACING % AREA 6TH FLOOR ROOF MIX 5 GAL Agave x 'Blue Flame' 18" o.c. 20% Asparagus meyeri / Foxtail Fern 1 GAL 24" o.c. 20% Olea europaea 'Little Ollie' / Little Ollive Olive 15 GAL 30" o.c. 20% Rosmarinus officinalis 'Prostratus' / Rosemary 5 GAL 18" o.c. 20% Westringia fruticosa 'Mundi' 5 GAL 18" o.c.

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL FOR LEVEL 6 PLANTING AREAS



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LANDSCAPE PLAN

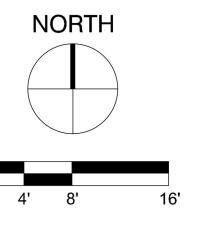
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1/8" = 1'-0" Scale



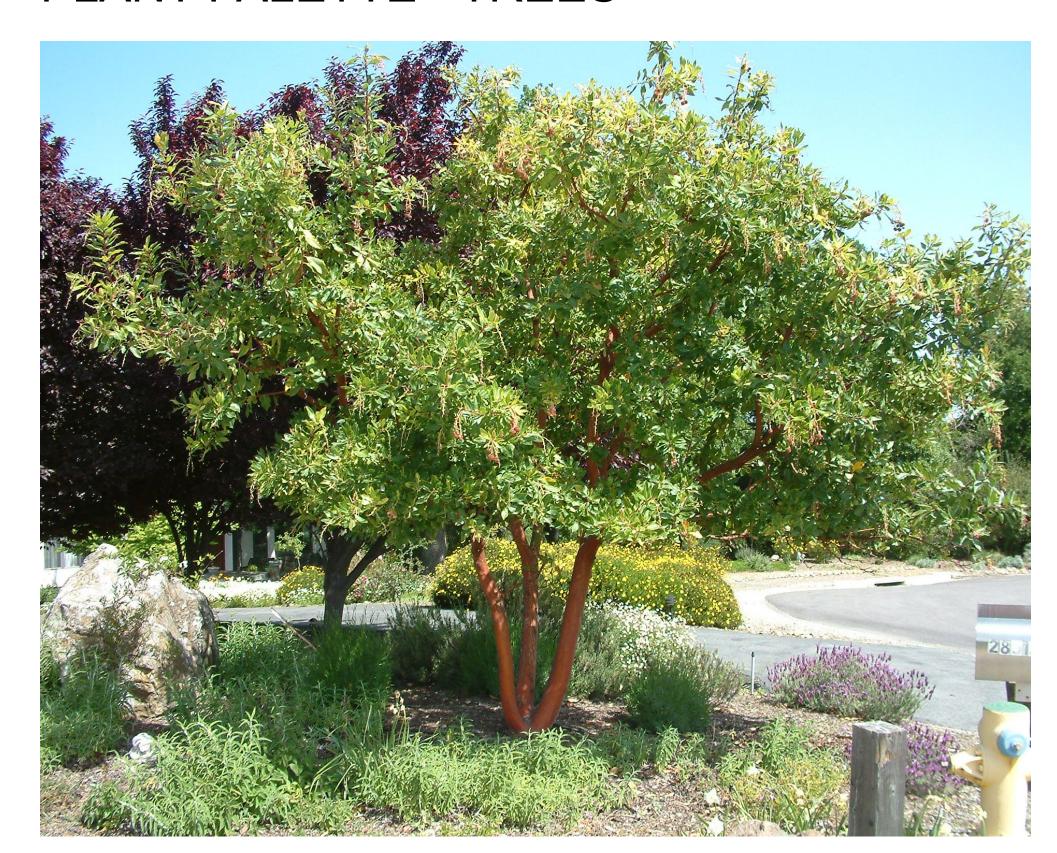
IRRIGATION NOTE:

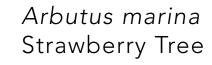
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING ARES WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



LANSCAPE PLAN - LEVEL 6

PLANT PALETTE - TREES







Olea europaea 'Swan Hill' Fruitless Olive

PLANT PALETTE - STREET TREES



Tristania conferta Brisbane Box



IRRIGATION NOTE:

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AGENCY APPROVALS

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PROPOSED **TREES**

RAD Project Number 16501 07, JULY 2017 CR / DC

PLANT PALETTE - SHRUBS



Rosmarinus 'Blue Spires' Blue Spires Upright Rosemary



Rosmarinus officinalis 'Prostratus' Trailing Rosemary



Olea europaea 'Little Ollie' Little Ollie Olive



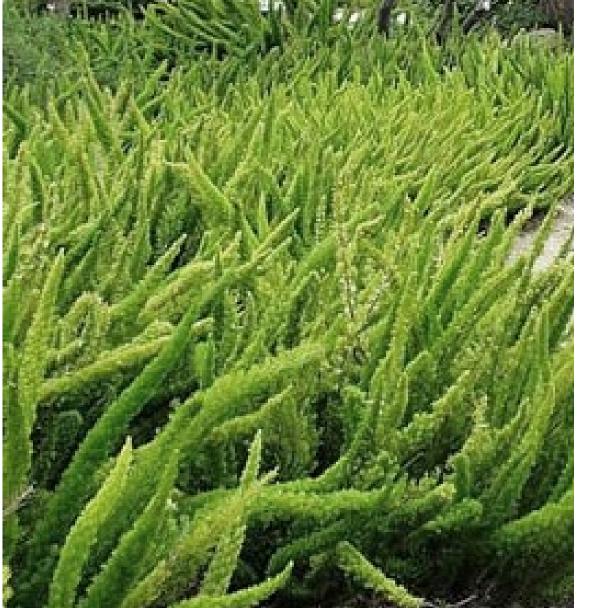
Ribes viburnifolium Evergreen Currant



Agave 'Blue Flame' and 'Blue Glow'



Olea eurpoaea 'Little Ollie' Little Ollie Olive



Asparagus meyeri Foxtail Fern



IRRIGATION NOTE:

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING ARES WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



RAD BUILD P.O. Box 70975 , Oakland, CA 94612 Tel: 510.343.5593

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OWNER

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GENERAL CONTRACTOR

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ARCHITECT OF RECORD

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PROJECT DESIGN

RAD DESIGN/ SDG 230 E. OHIO ST. SUITE 410 CHICAGO, IL 60611 t. 510.459.3795

CHICAGO, IL 60611 t. 510.459.3795

SANDIS CIVIL ENGINEERS SURVEYORS, INC. 636 9TH STREET. OAKLAND, CA 94607 t. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054

AGENCY APPROVALS

PLAN CHECK#

ISSUE RECORD

 No.
 Description
 Date

 001
 ZONING PRE-APPLICATION
 2-10-2016

 002
 BASIC APPLICATION FOR DEV. REVIEW
 4-22-2016

 003
 BASIC APPLICATION FOR DEV. REVIEW
 07-07-2017

1433 Webster Ave.

Oakland, CA 94609

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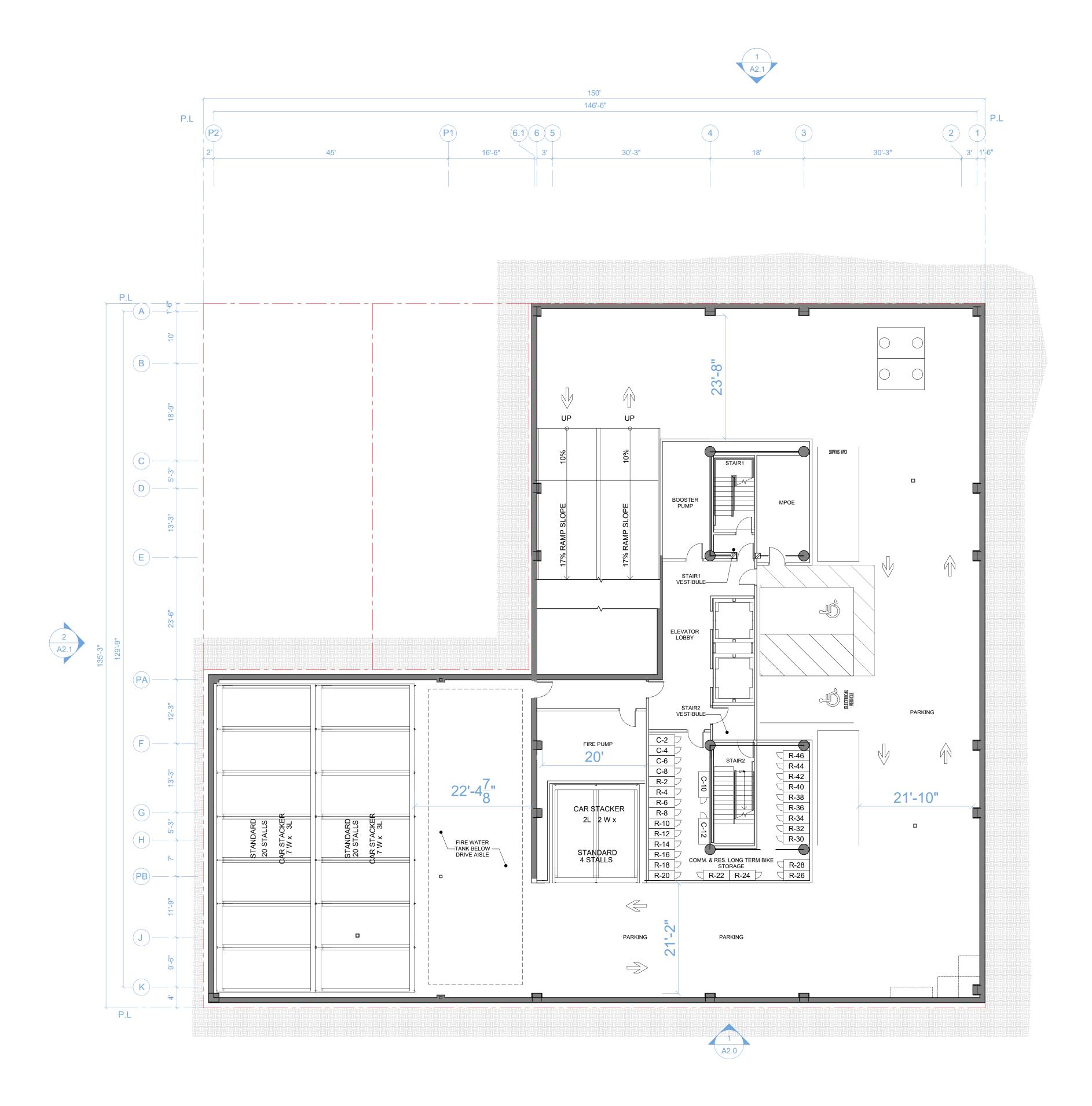
PROPOSED SHRUBS

RAD Project Number 16501

Date 07, JULY 2017

Drawn by CR / DC

L1.5



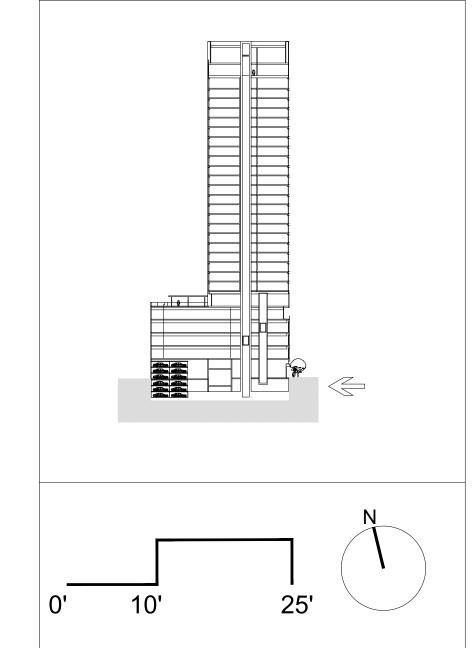


STANDARD PARKING: 46 HC PARKING: 2 P1-TOTAL PARKING: 48 RESIDENTIAL BIKE PARKING

LONG TERM BIKE: 42

COMMERCIAL BIKE PARKING LONG TERM BIKE: 8

PLAN LOCATION KEY





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LANDSCAPE PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404

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PLAN CHECK#	

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1433 Webster Ave.

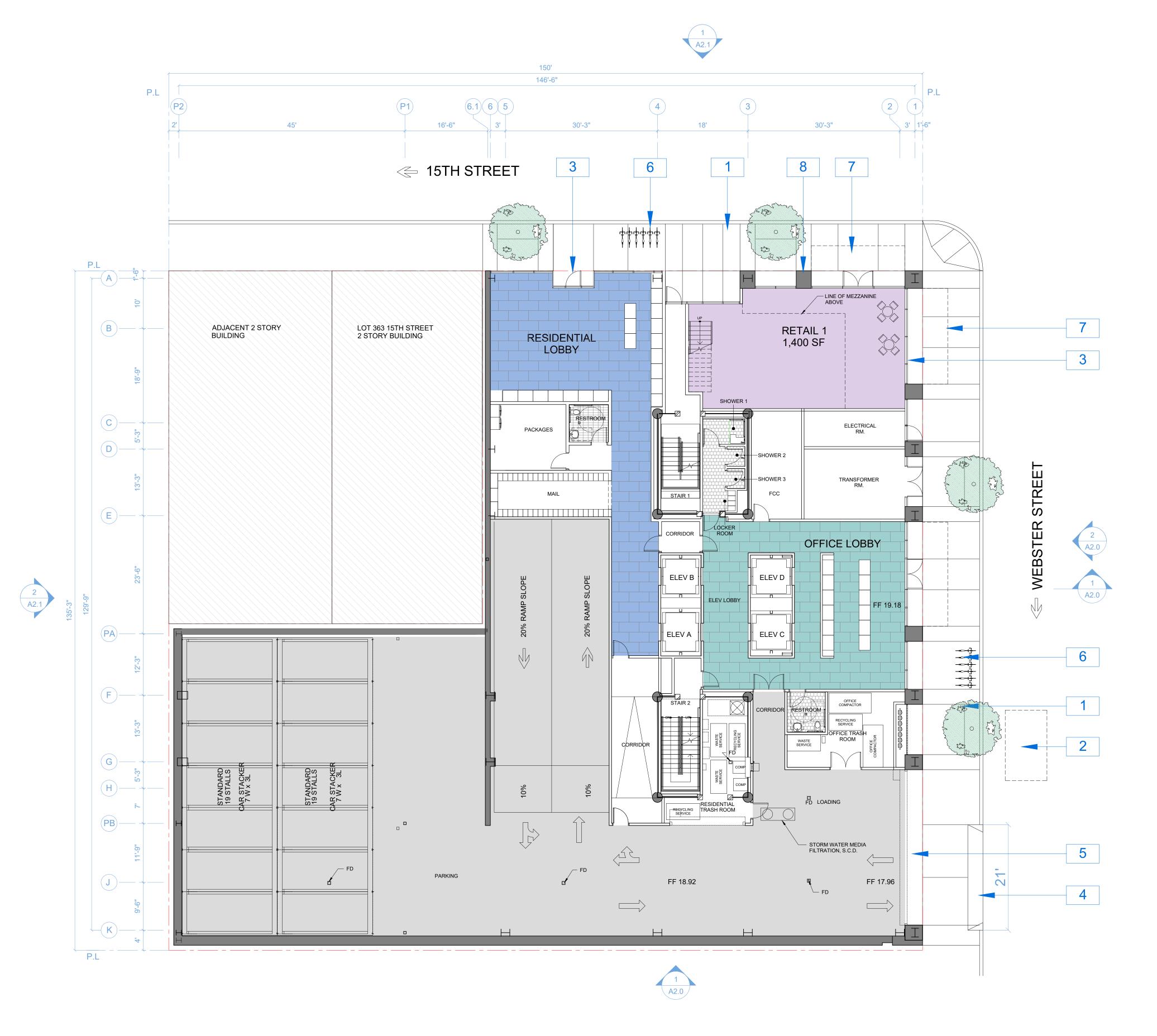
Oakland, CA 94609

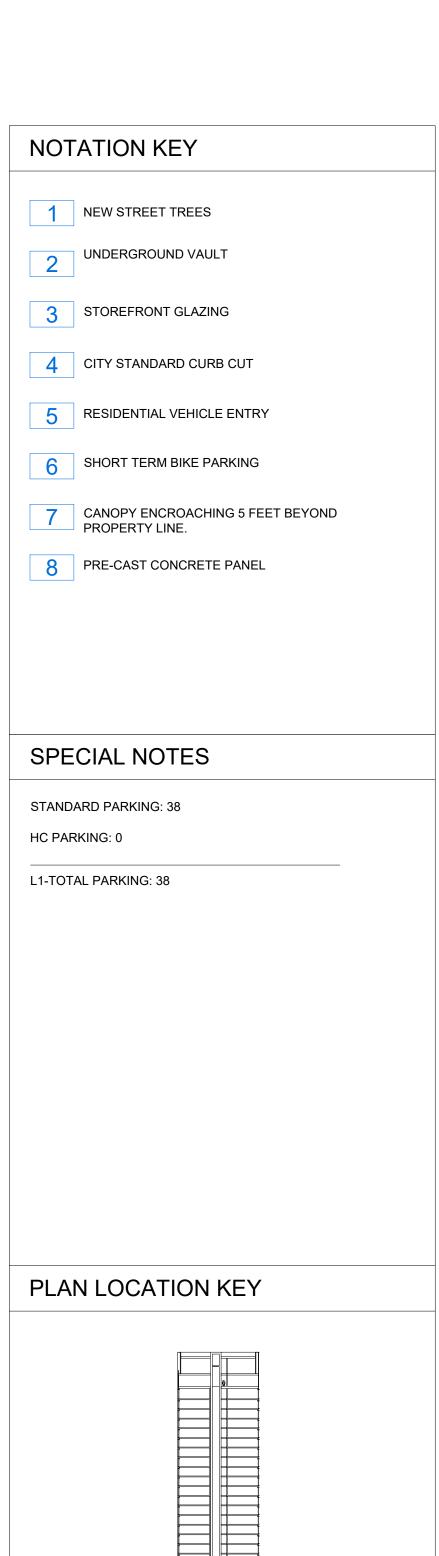
RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

PLAN

RAD Project Number	1650
Date	07, JULY 201
Drawn by	SDC

A1.3







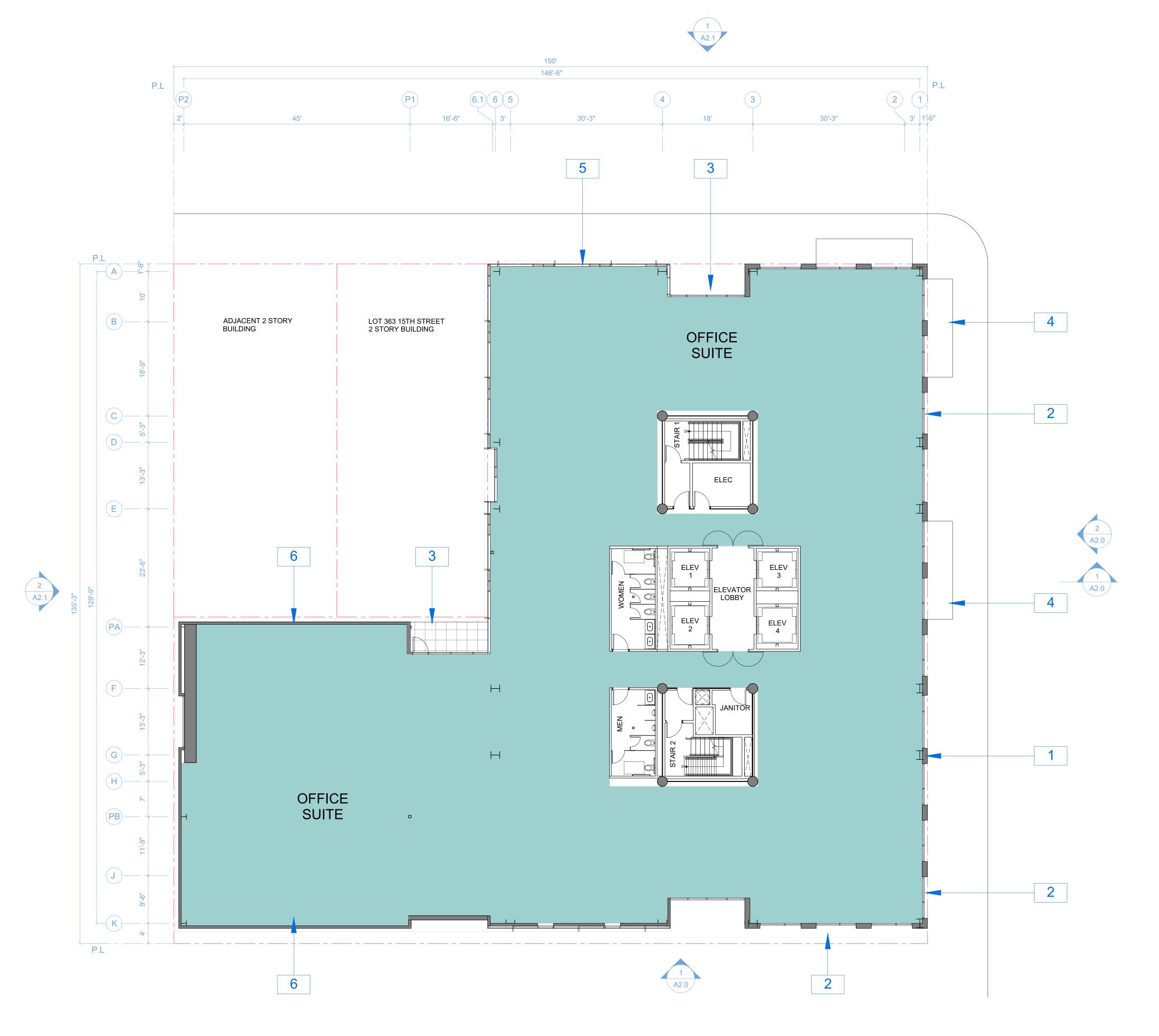
Date

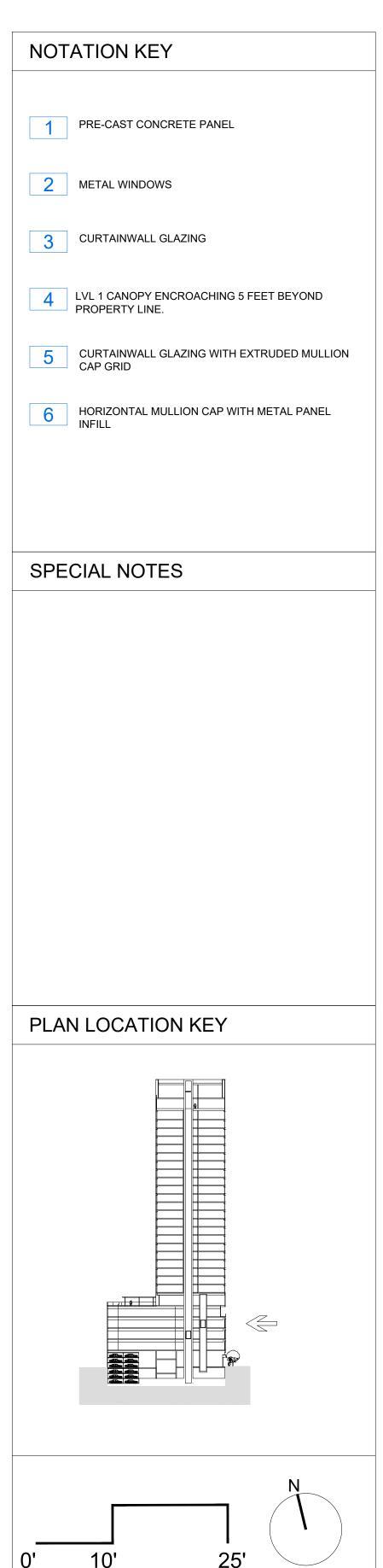
2-10-2016

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

RAD Project Number	16501
Date	07, JULY 2017
Drawn by	SDG
1	







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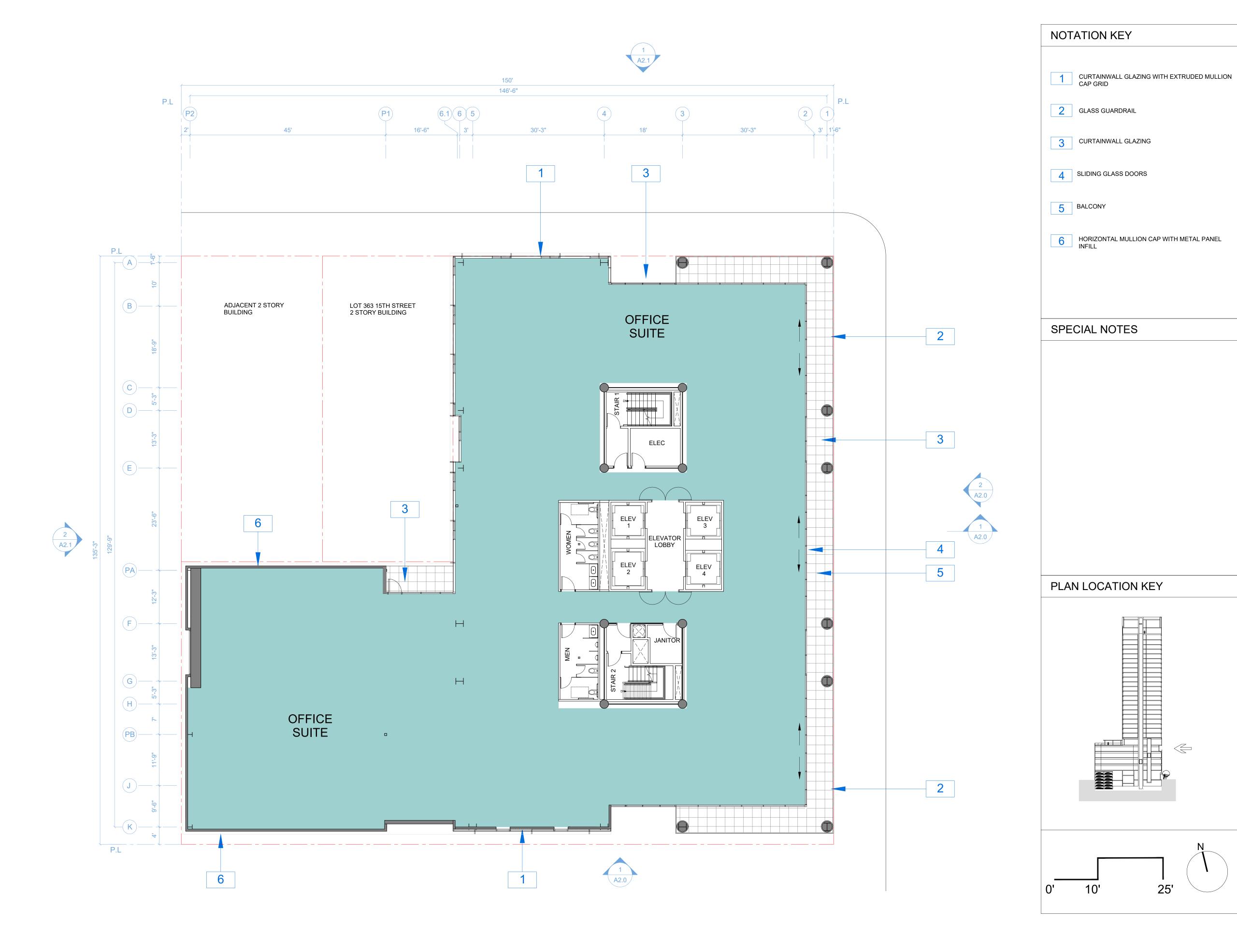
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16501 RAD Project Number 07, JULY 2017 Drawn by





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PLAN

16501 RAD Project Number 07, JULY 2017 SDG Drawn by





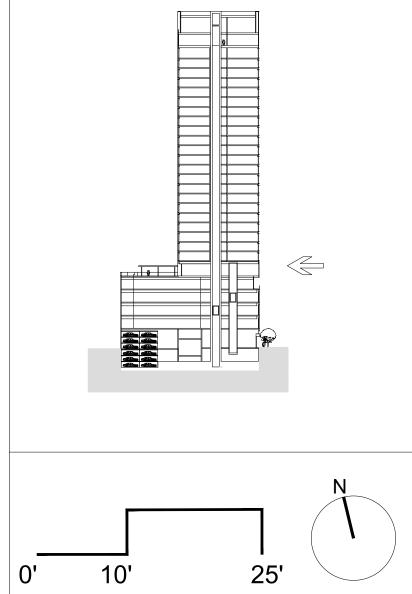
1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID

2 GLASS GUARDRAIL

SPECIAL NOTES

GROUP OPEN SPACE: 3,090 SF

PLAN LOCATION KEY





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ARCHITECT OF RECORD **RAD BUILD**P.O. Box 70975, OAKLAND, CA 94612
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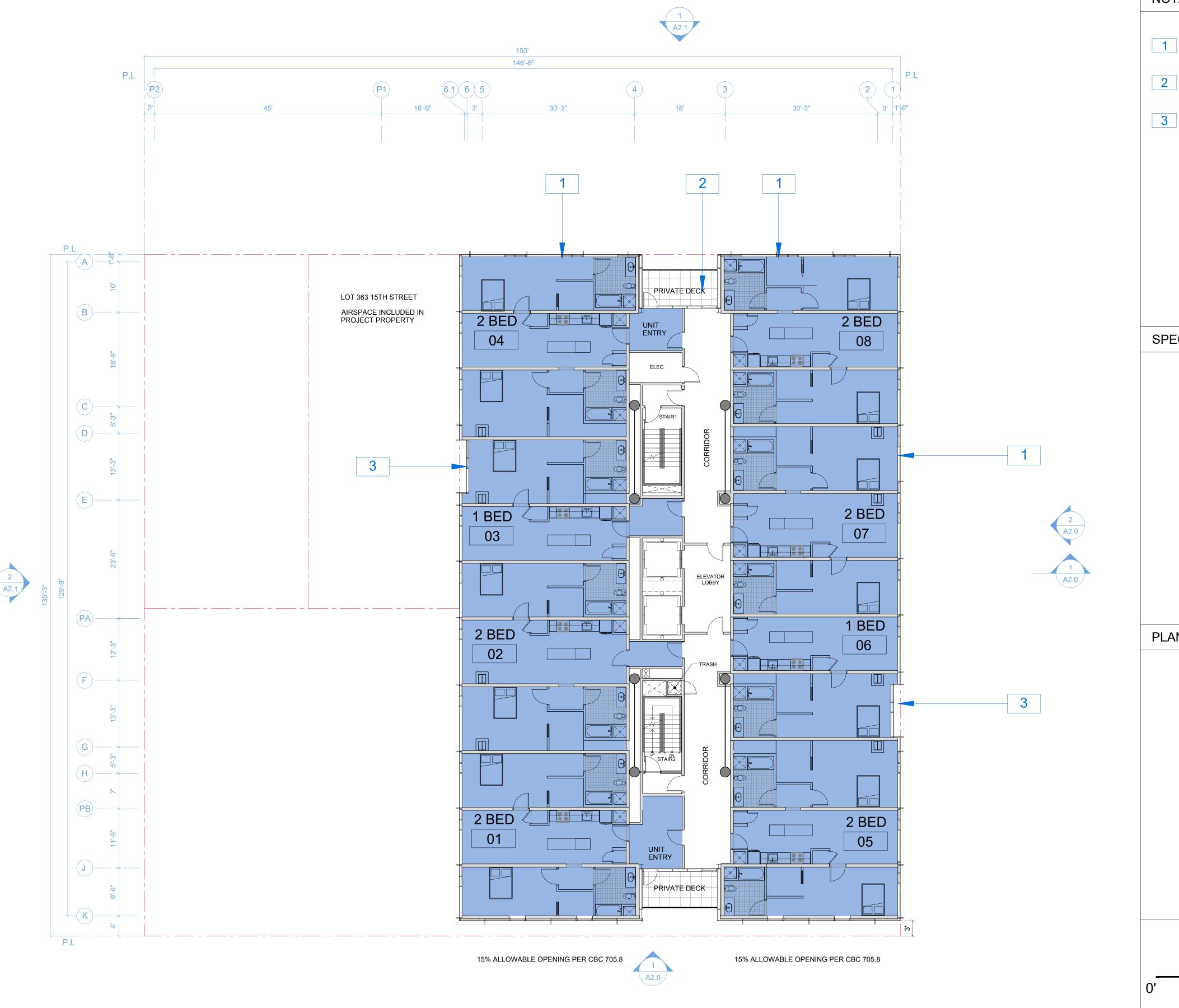
1433 Webster Ave.

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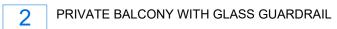
PLAN

16501 RAD Project Number 07, JULY 2017 SDG Drawn by



NOTATION KEY

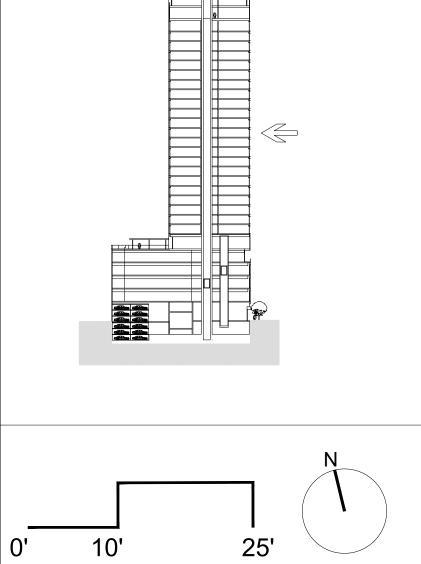
CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID



3 CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2

SPECIAL NOTES

PLAN LOCATION KEY





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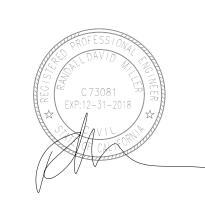
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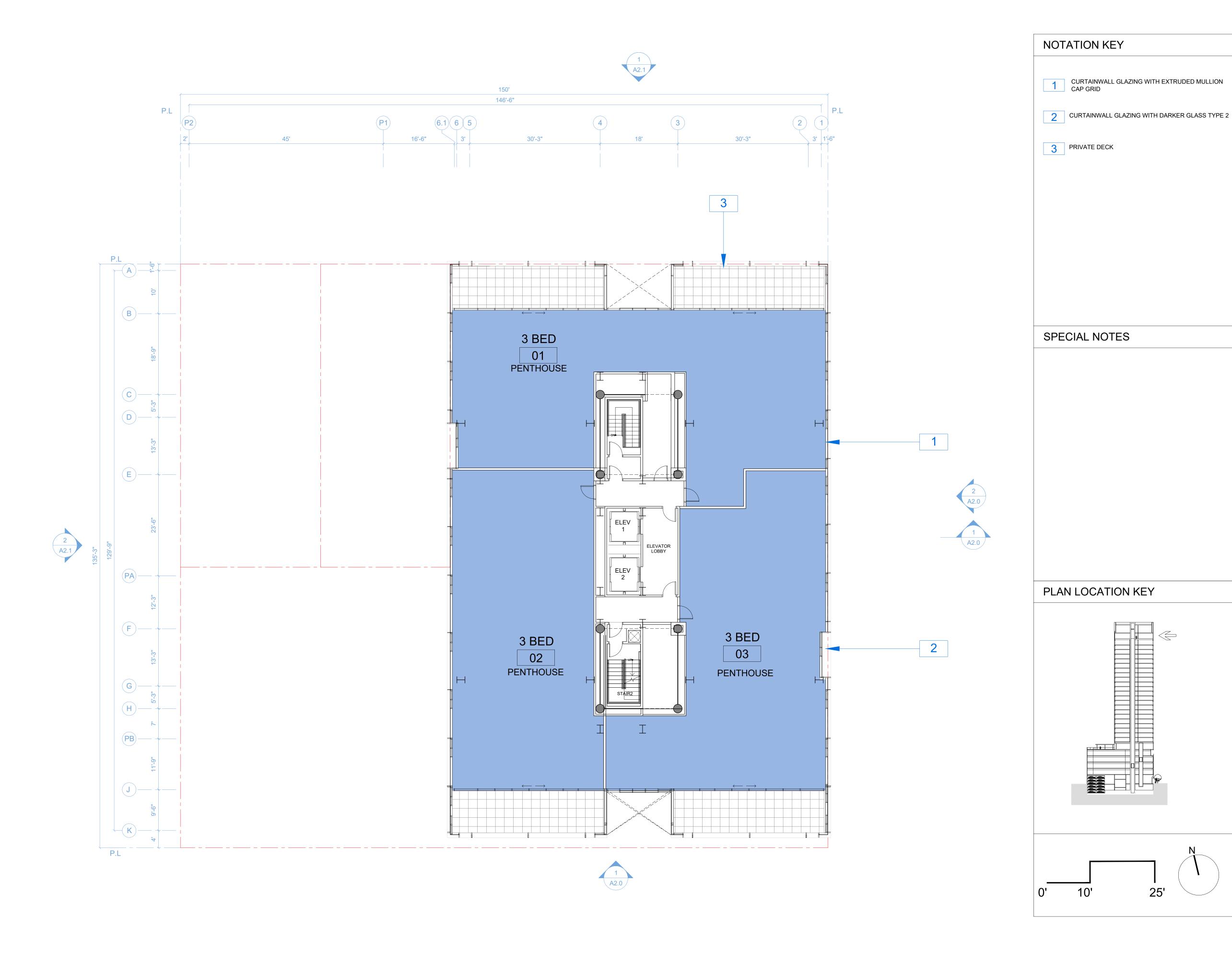
PLAN

RAD Project Number 16501

Date 07, JULY 2017

Drawn by SDG

A1.8





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AGENCY APPROVALS



PLAN CHECK#

ISSUE RECORD Date Description ZONING PRE-APPLICATION 2-10-2016 BASIC APPLICATION FOR DEV. REVIEW 4-22-2016

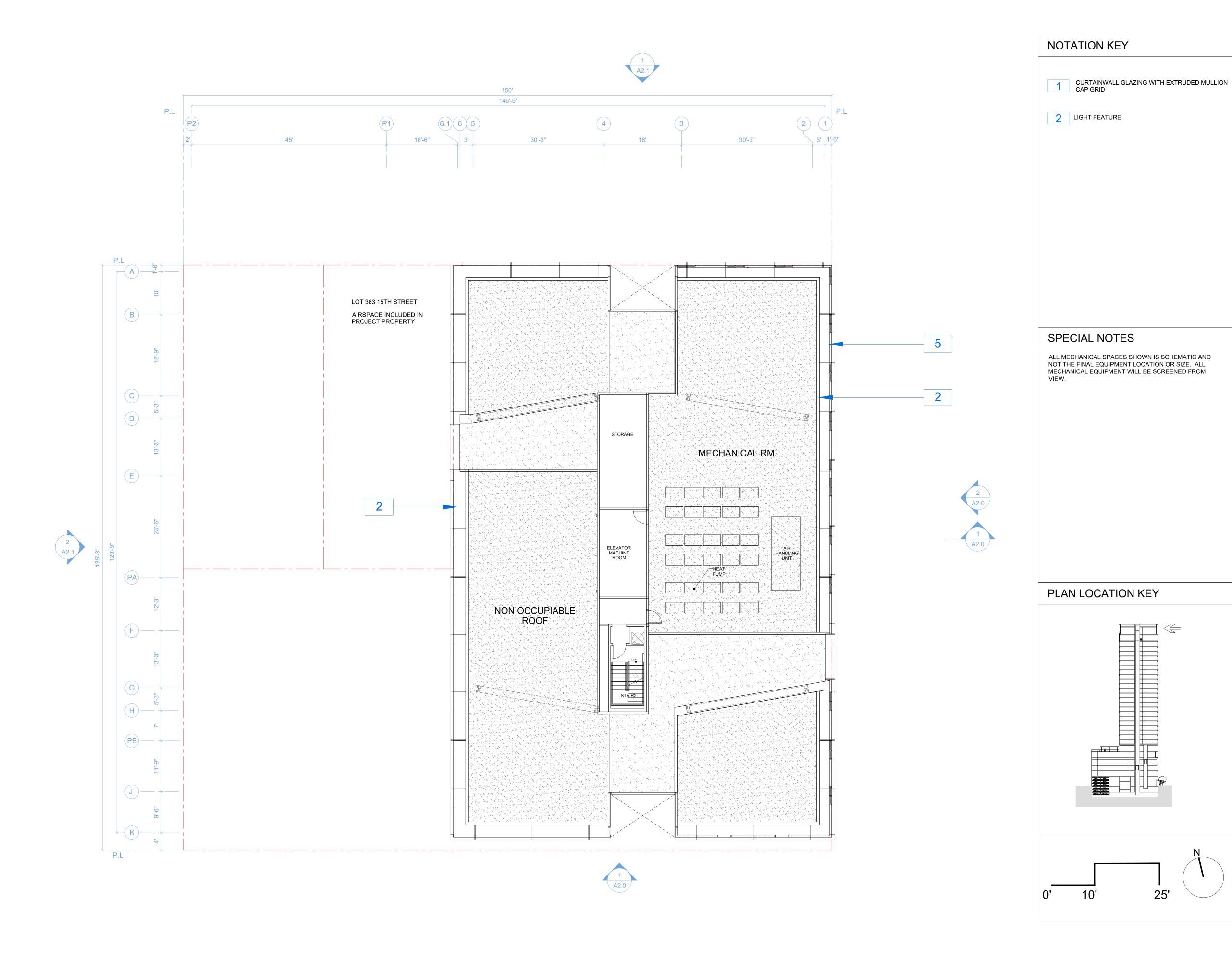
1433 Webster Ave.

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PLAN

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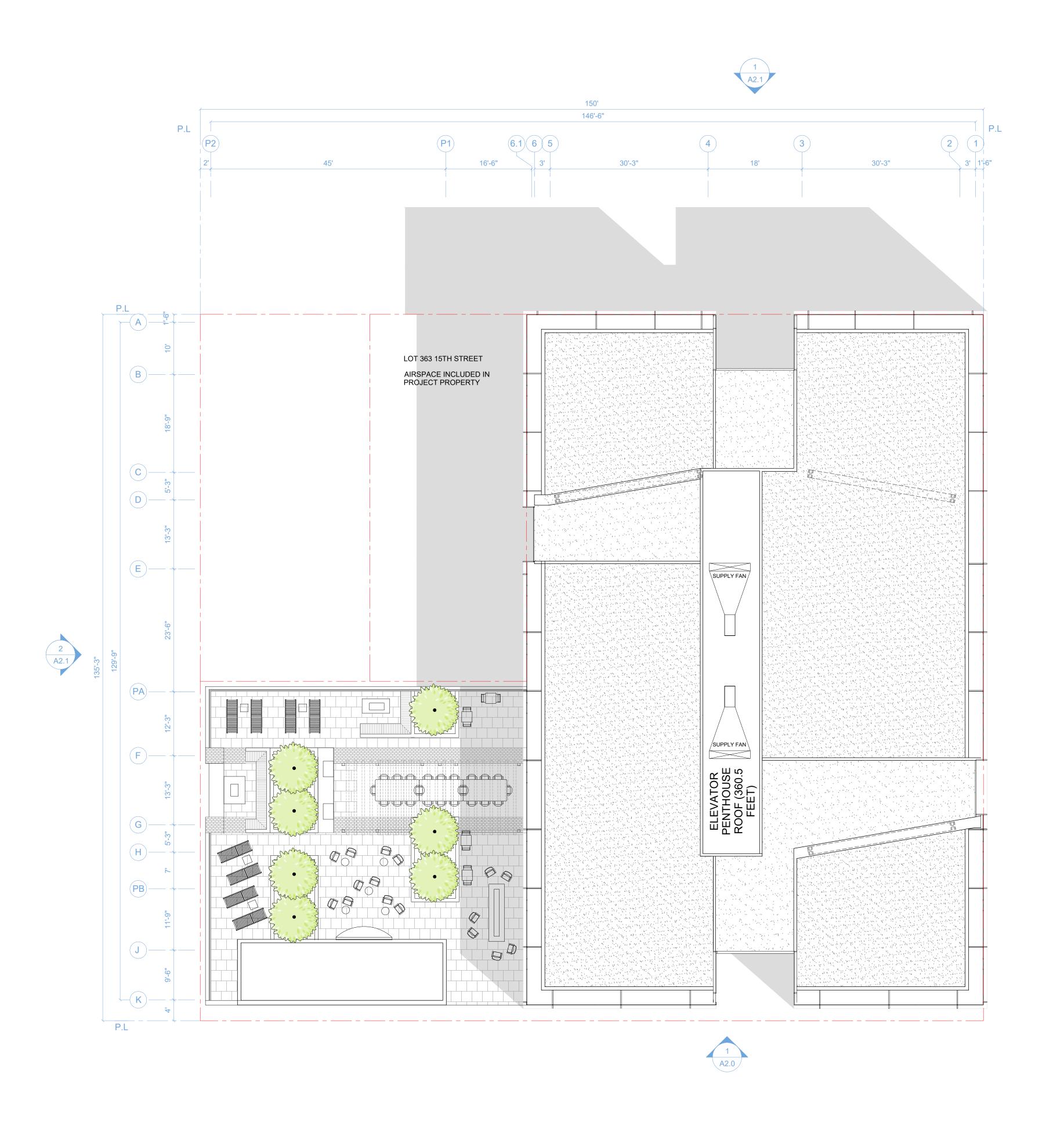
Oakland, CA 94609

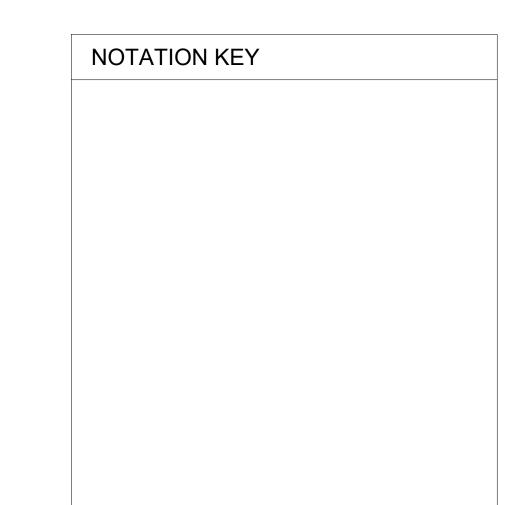
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PLAN

16501 RAD Project Number 07, JULY 2017 Drawn by

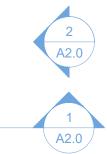
3/32" = 1'-0"



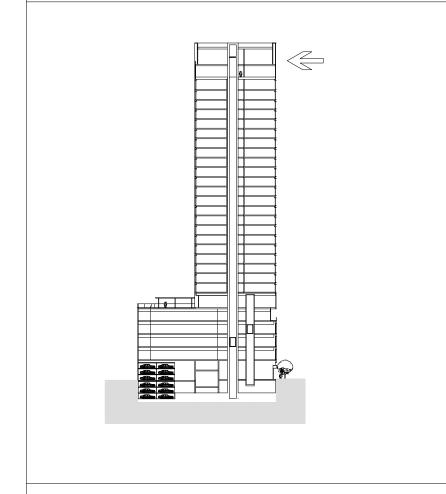


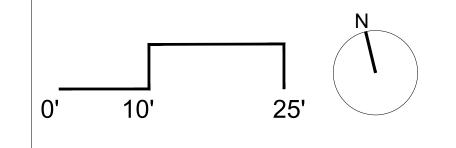
SPECIAL NOTES

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.



PLAN LOCATION KEY







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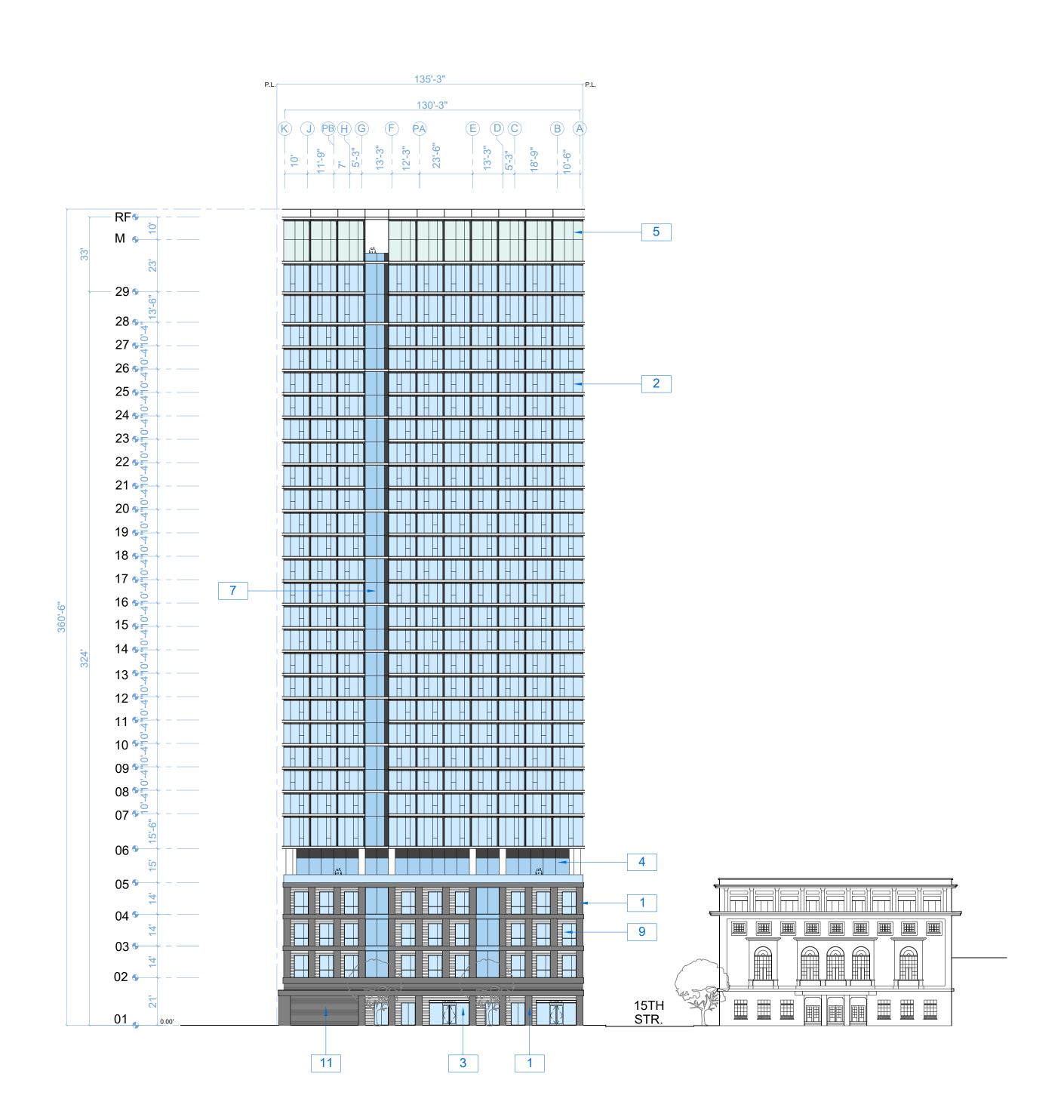
1433 Webster Ave.

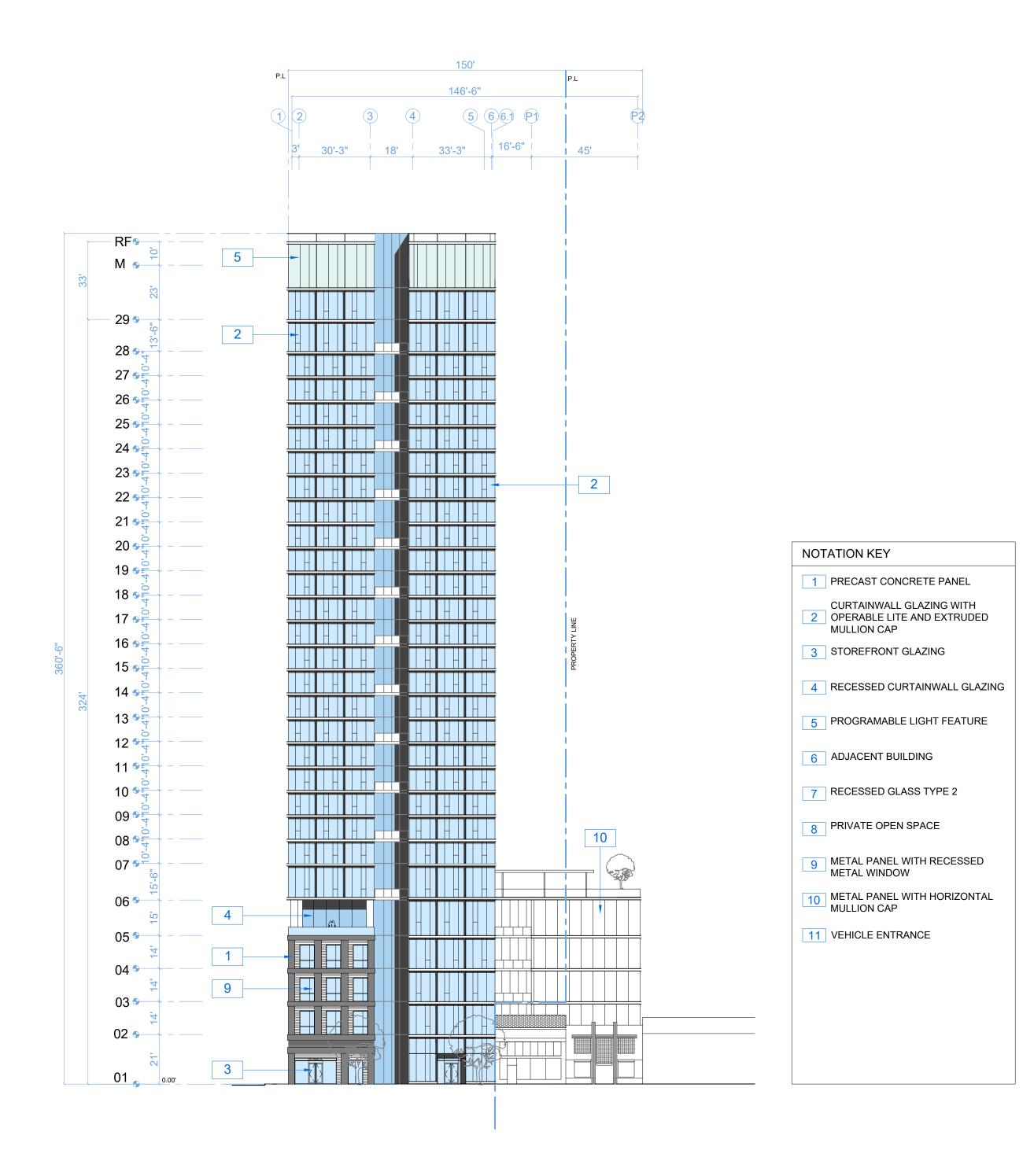
Oakland, CA 94609

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PLAN

RAD Project Number 16501 07, JULY 2017 Drawn by







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ISSUE RECORD

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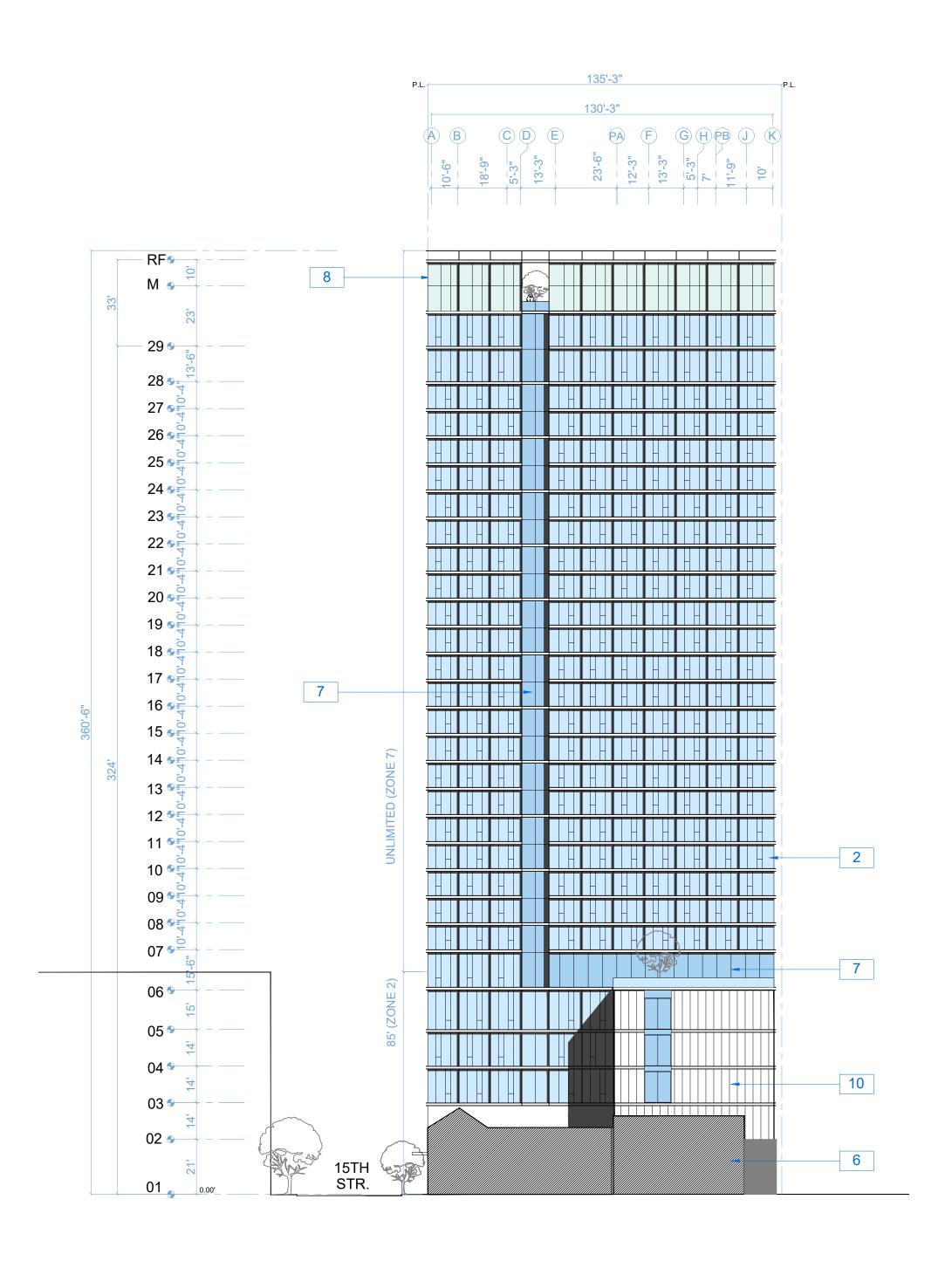
Oakland, CA 94609

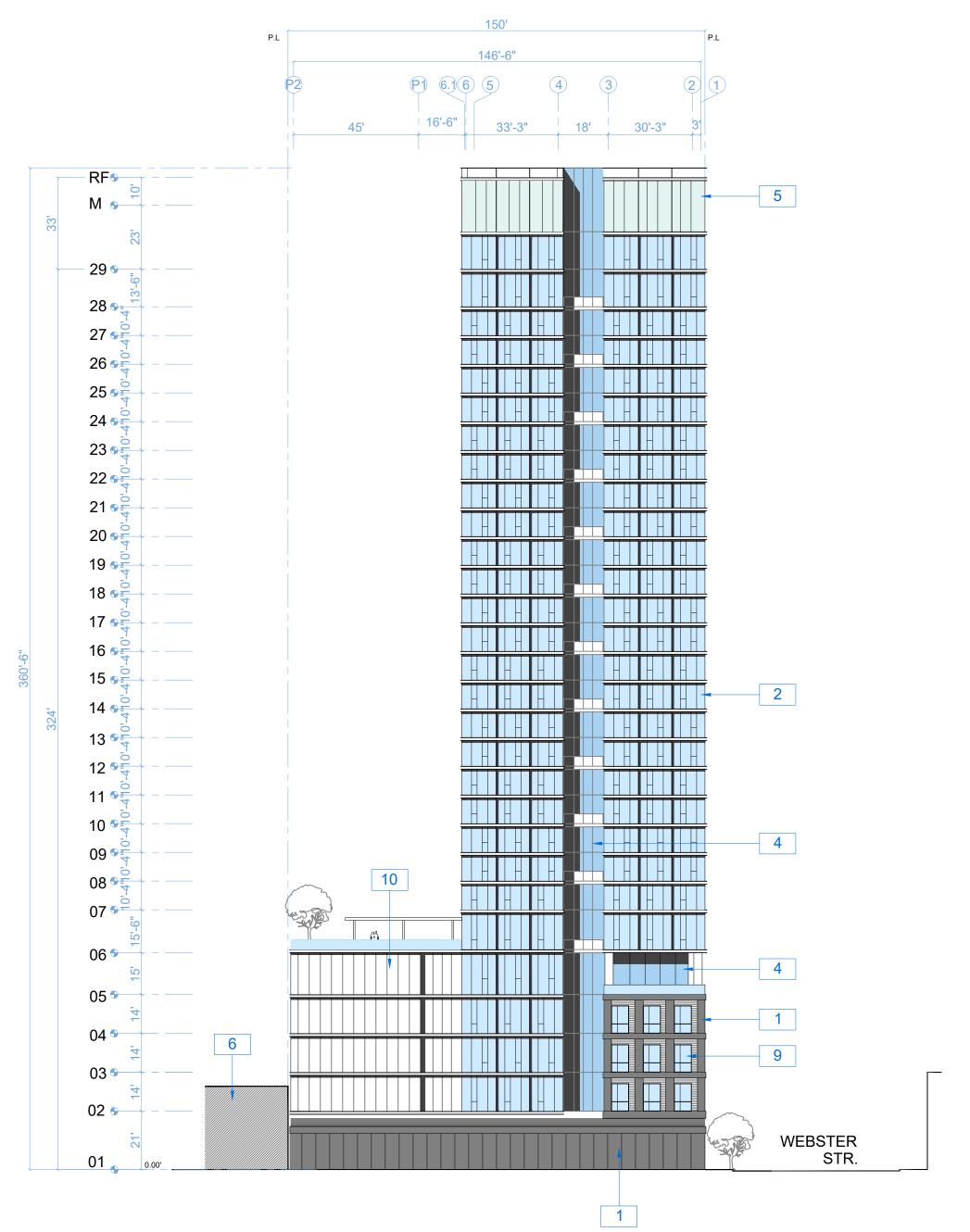
RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

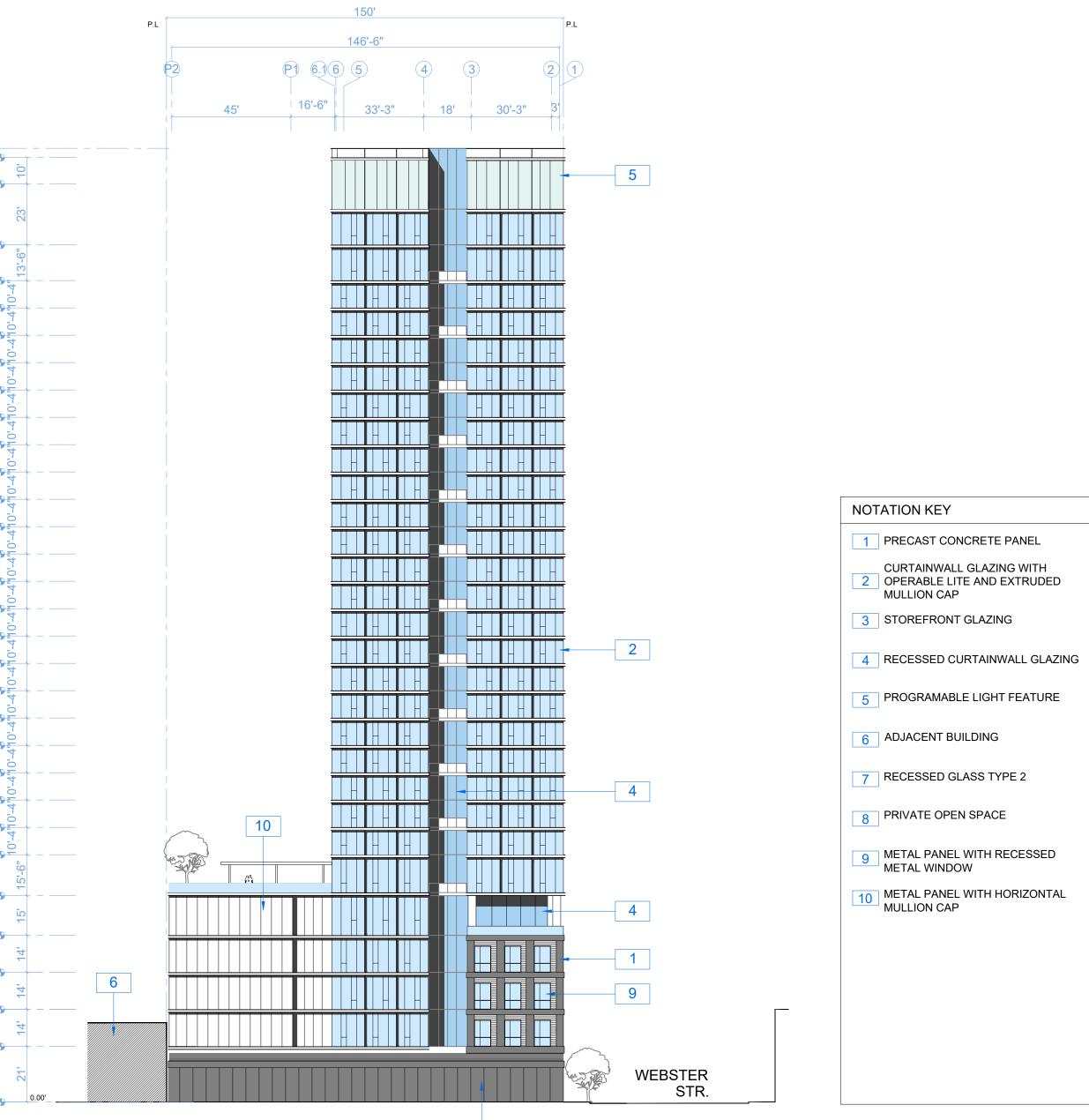
ELEVATION

16501 RAD Project Number 07, JULY 2017

1/16" = 1'-0"









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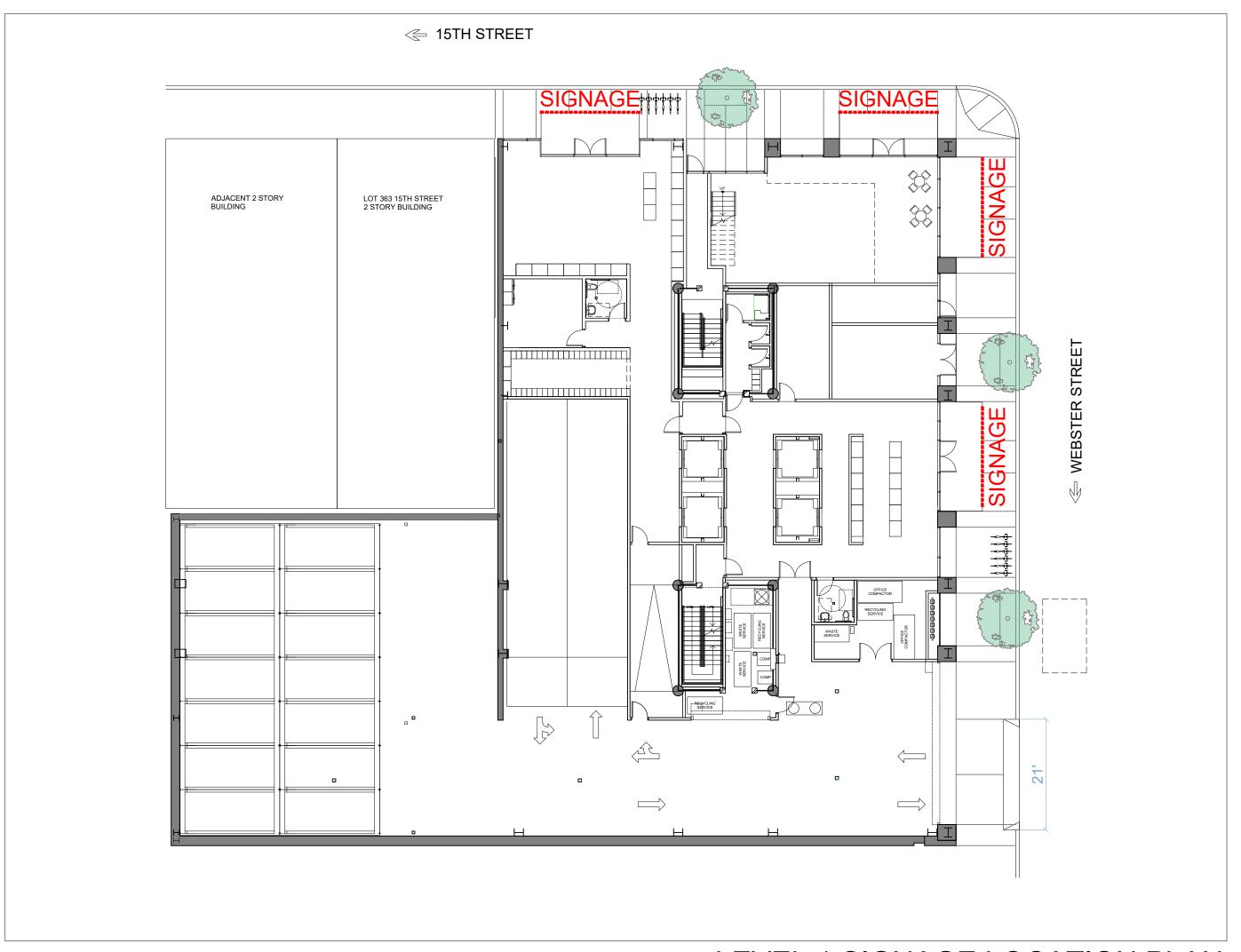
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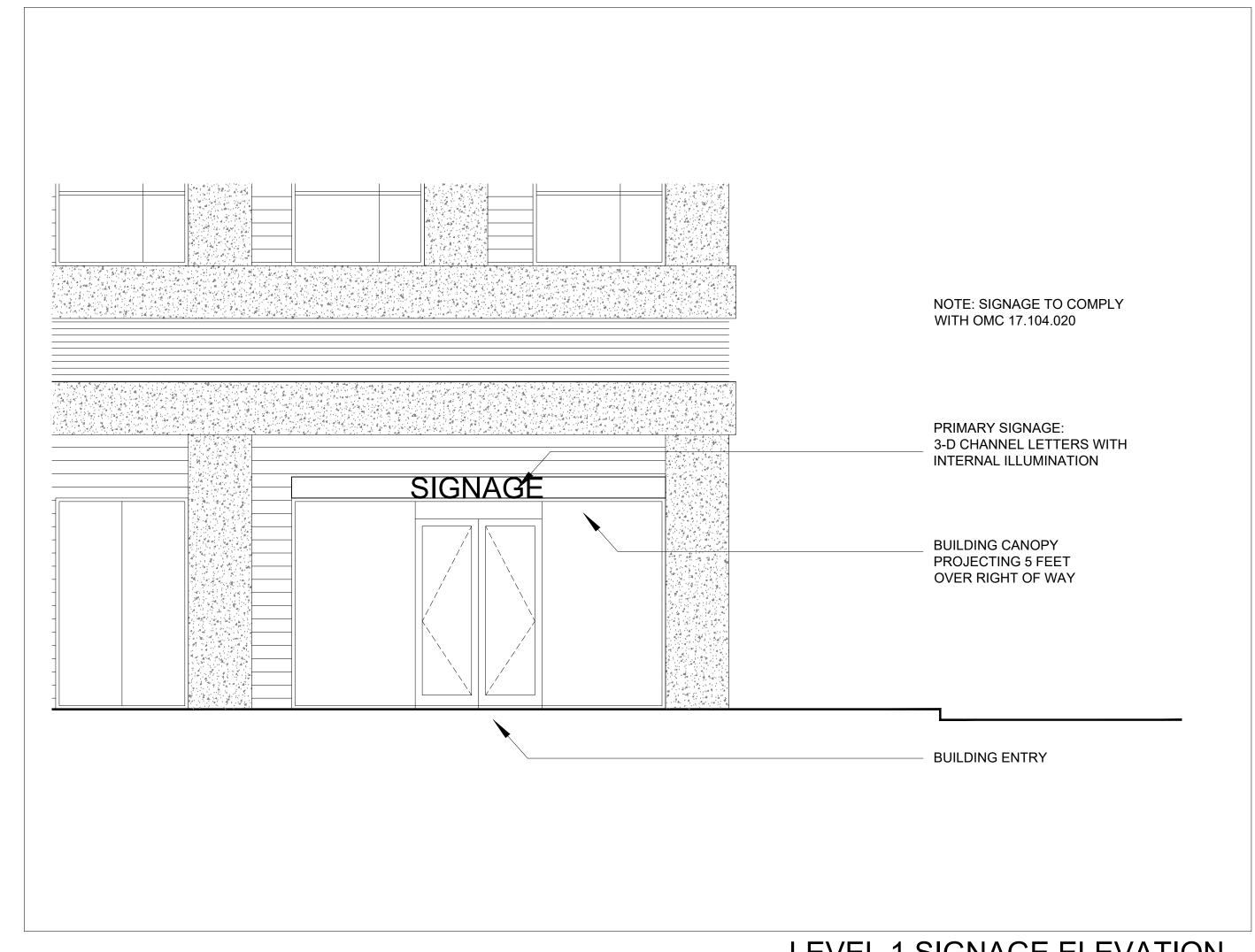
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ELEVATION

16501 07, JULY 2017

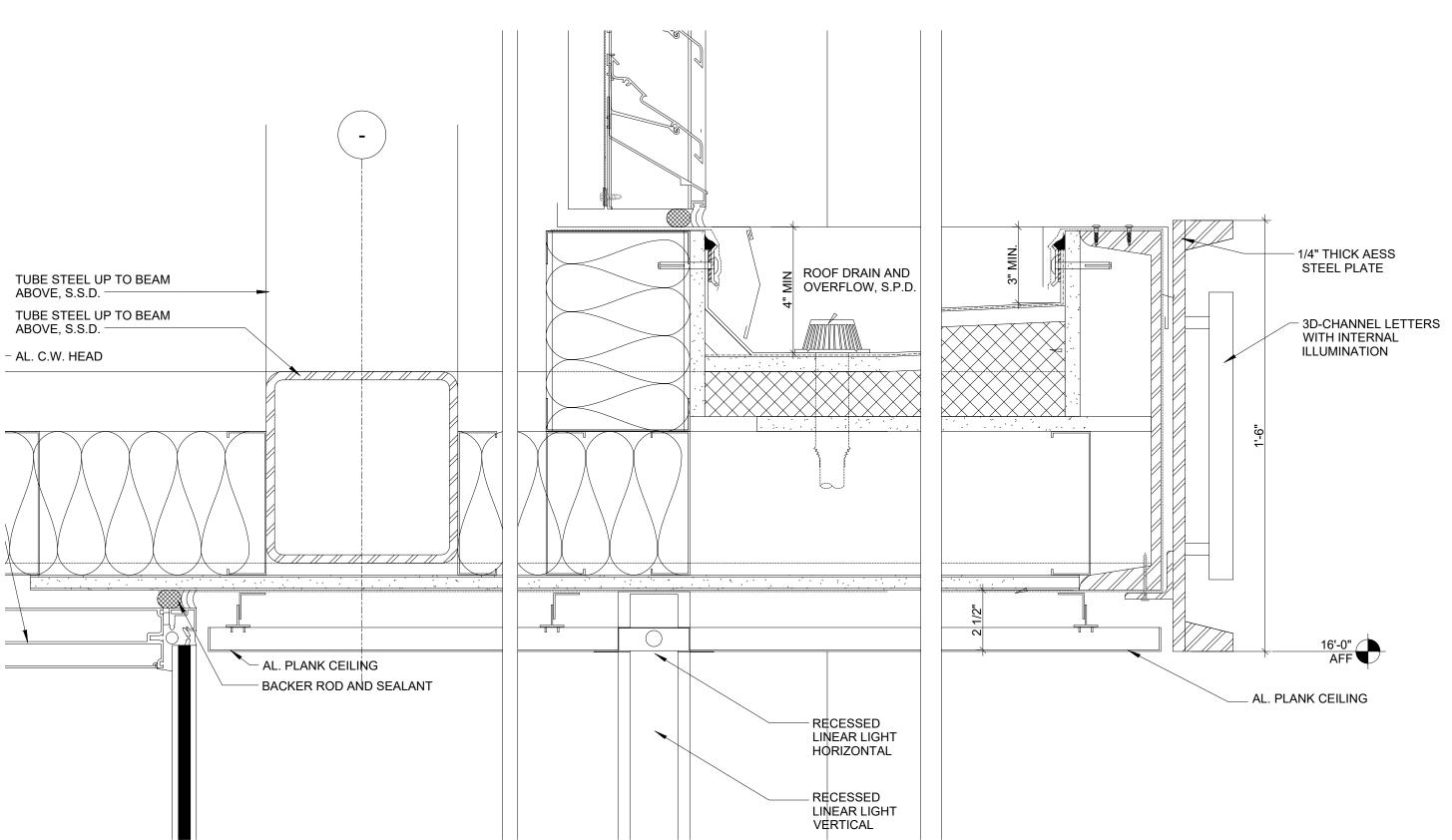
1/16" = 1'-0"





LEVEL 1 SIGNAGE LOCATION PLAN

LEVEL 1 SIGNAGE ELEVATION



CANOPY DETAIL 3" = 1'-0"

BUILDING CANOPY DETAIL AND SIGNAGE



RAD BUILD P.O. Box 70975 , Oakland, CA 94612 Tel: 510.343.5593

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GENERAL CONTRACTOR

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PROJECT DESIGN

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CIVIL

OAKLAND, CA 94607 t. 510.873.8866

LANDSCAPE PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404

AGENCY APPROVALS



PLAN	CHECK #	
	ISSUE RECORD	
No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-20
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-20
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2

1433 Webster Ave.

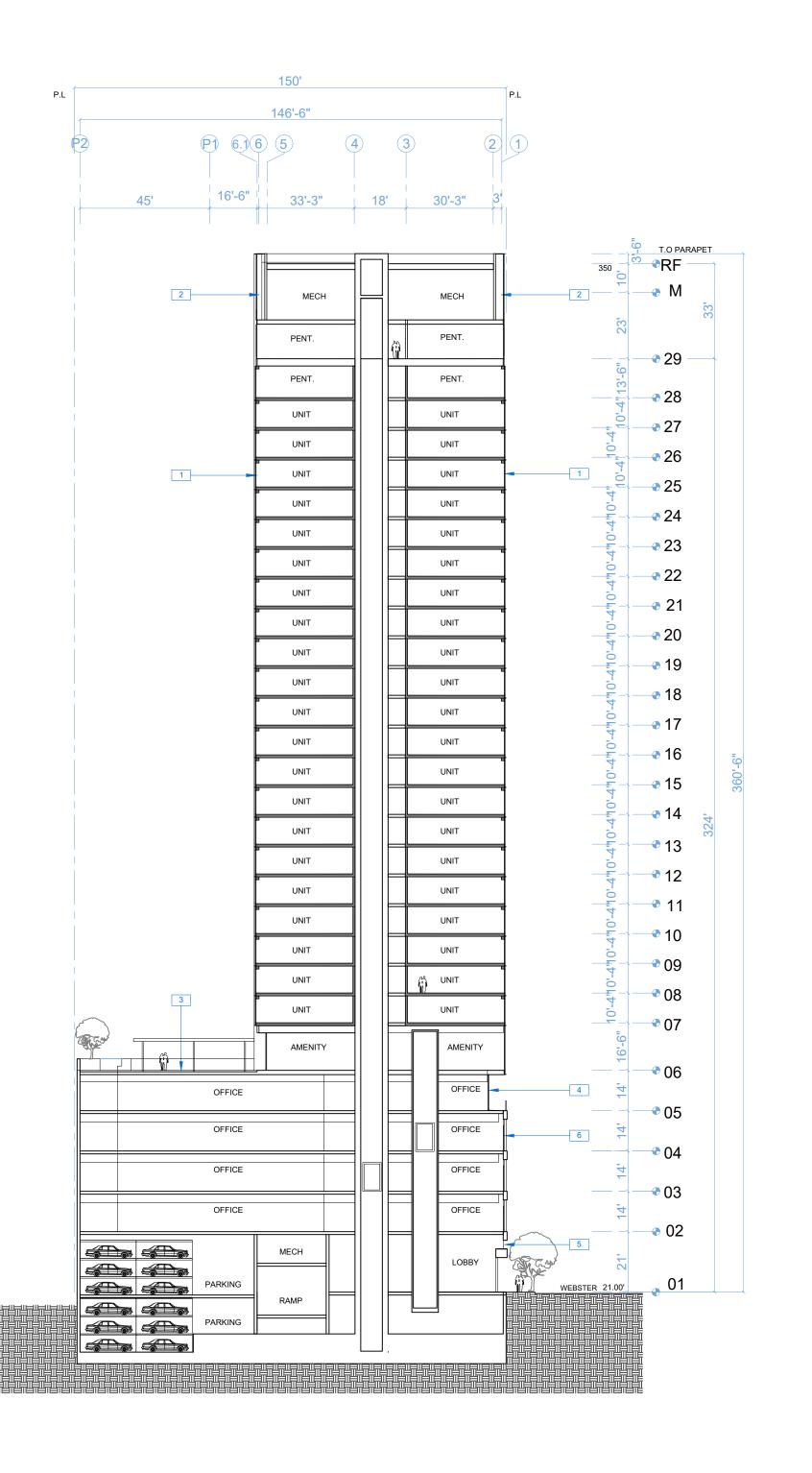
Oakland, CA 94609

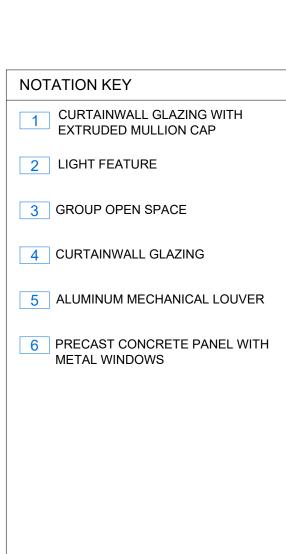
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BUILDING SIGNAGE

RAD Project Number 16501 07, JULY 2017 Drawn by

NTS Scale







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t. 510.873.8866 LANDSCAPE

> PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054

AGENCY APPROVALS



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1433 Webster Ave.

Oakland, CA 94609

RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593

SECTION

RAD Project Number	1650°
Date	07, JULY 2017
Drawn by	SDG

A3.0

1/16" = 1'-0"





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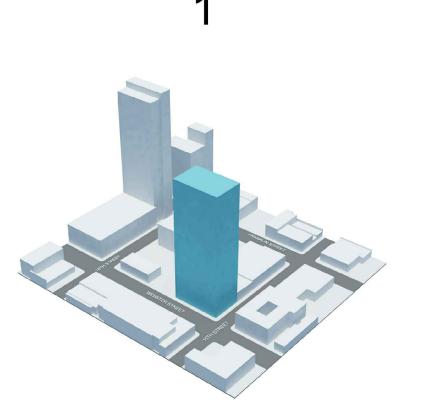
Oakland, CA 94609

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RENDERING

RAD Project Number	16501
Date	07, JULY 2017
Drawn by	SDG

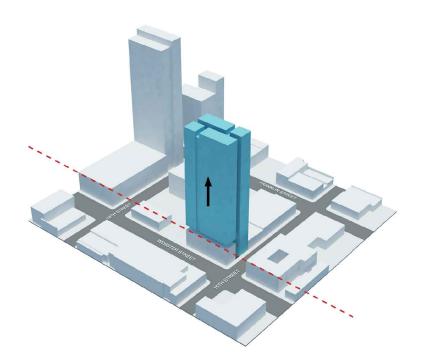
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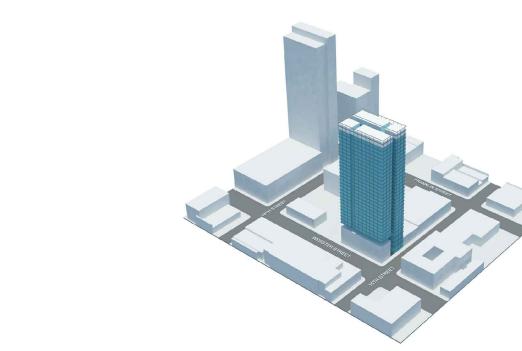
2: CUT MASS INTO TWO BARS. ADD BALCONIES TO THE MIDDLE VOID. ADD A VERTICAL RECESS UP THE EAST AND WEST ELEVATION.



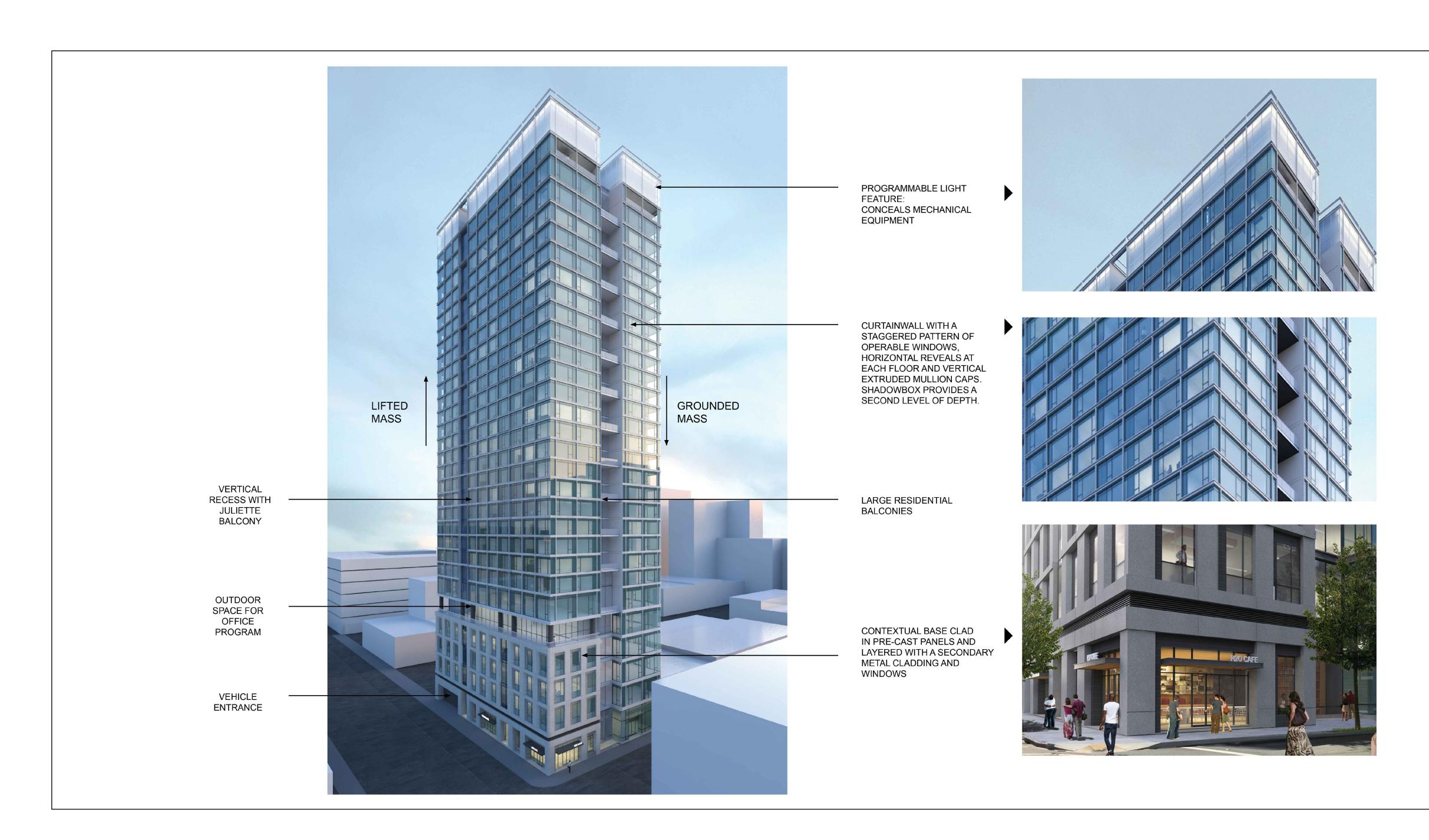
3: LIFT UP THE FRONT BAR AND INSERT A BUILDING RESPONDING TO THE YWCA.



4: CREATE A LANTERN THAT SHINES TOWARDS THE LAKE AND DOWNTOWN. THIS CONCEALS THE MECHANICAL EQUIPMENT



5: WRAP EACH BAR WITH A GRID OF EXTRUDED MULLIONS AND STRONG HORIZONTAL REVEALS





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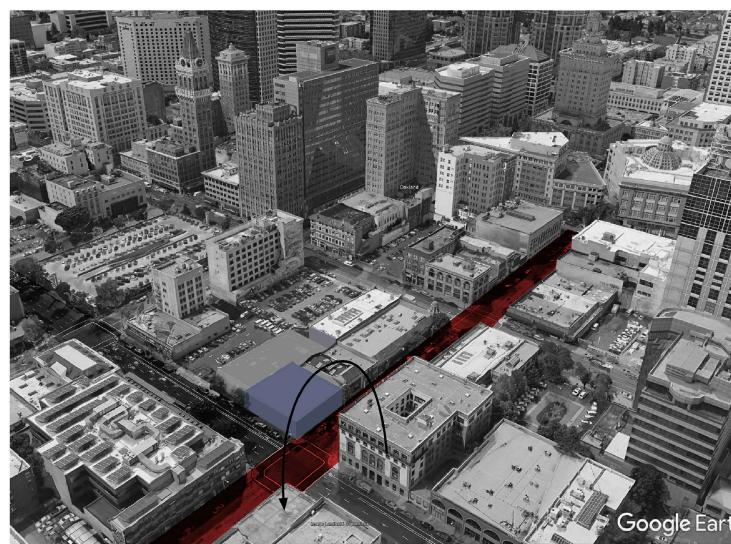
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RENDERING

RAD Project Number 16501 07, JULY 2017 Drawn by

PEDESTRIAN SCALE

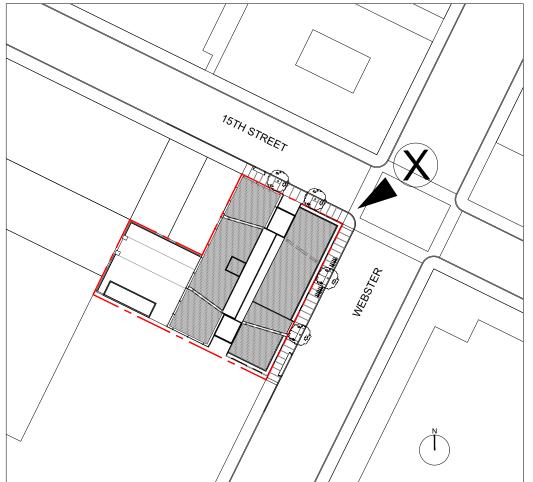




CONTINUE THE SCALE OF THE RETAIL ON 15TH STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET



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AGENCY APPROVALS



PLAN CHECK#

ISSUE RECORD ZONING PRE-APPLICATION BASIC APPLICATION FOR DEV. REVIEW 4-22-2016

1433 Webster Ave.

Oakland, CA 94609

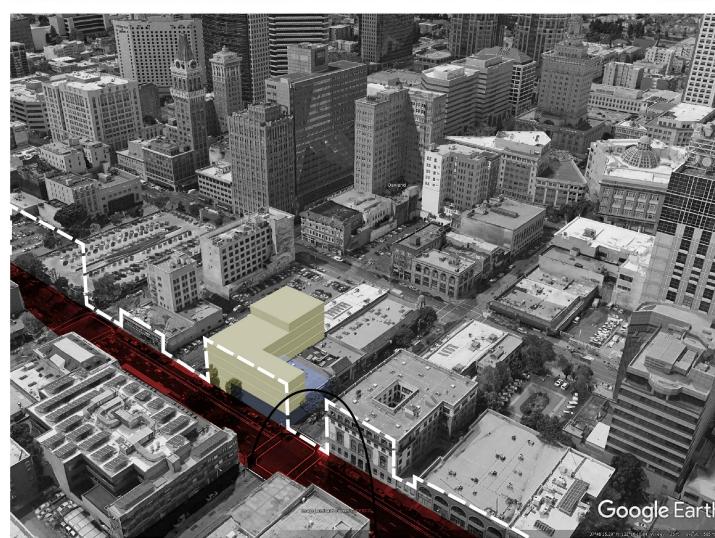
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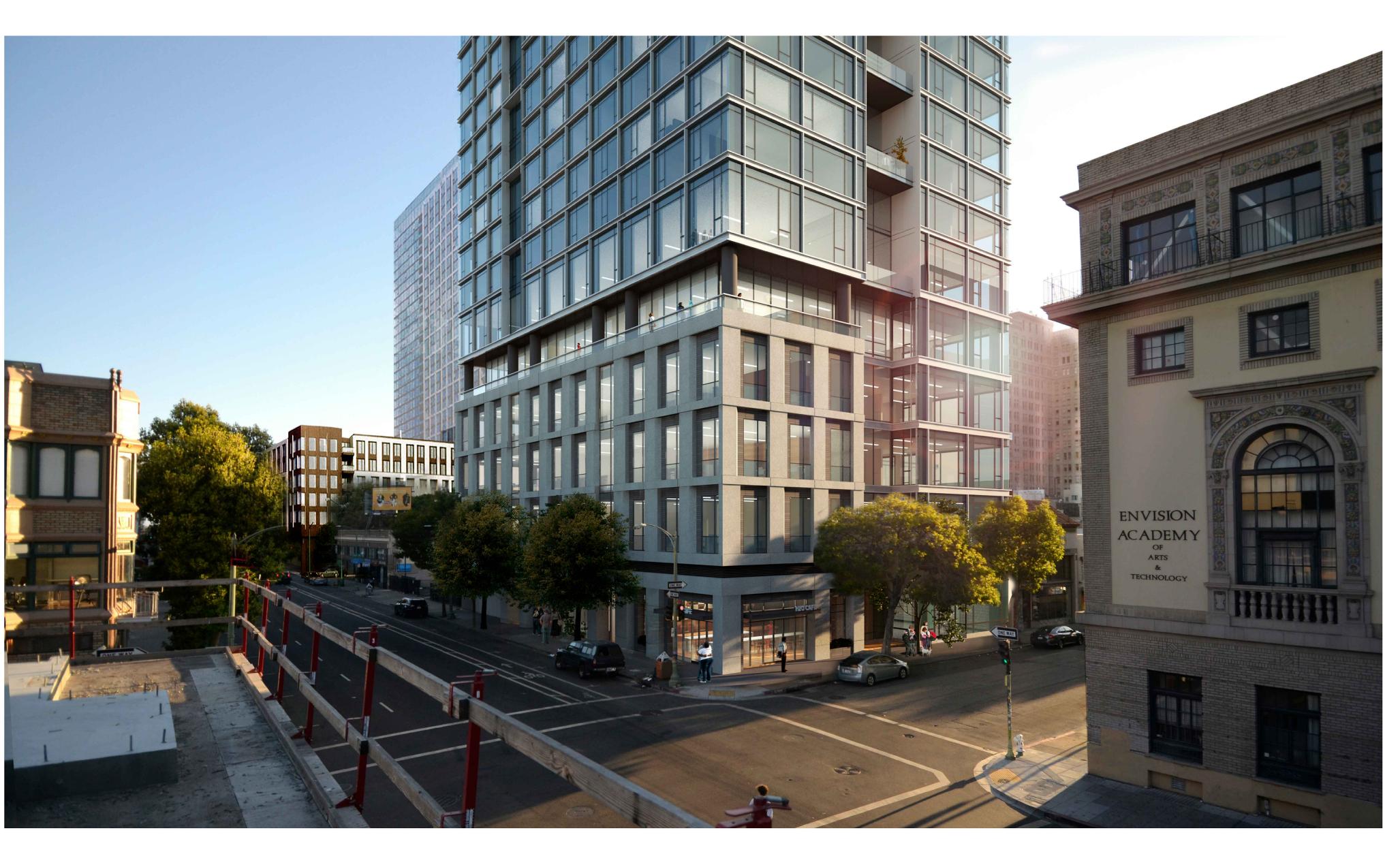
RAD Project Number 16501 07, JULY 2017 Drawn by

HISTORICAL CONTEXT SCALE

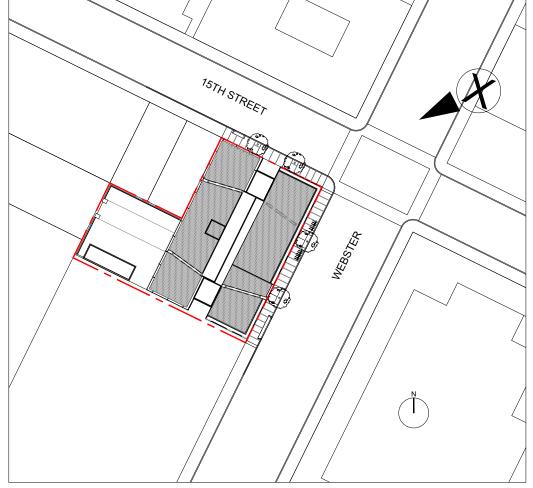




CONTINUE THE SCALE OF THE YWCA BUILDING ON WEBSTER STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET



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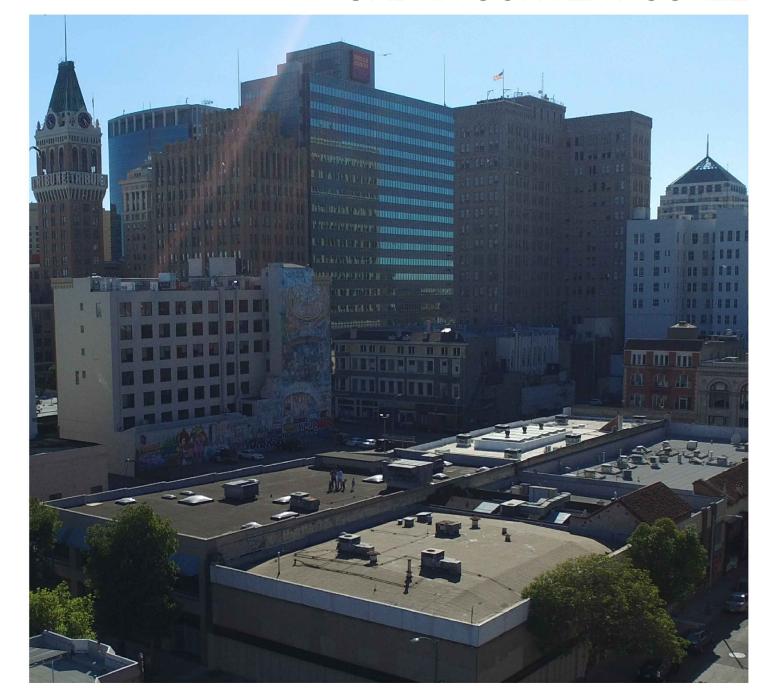
Oakland, CA 94609

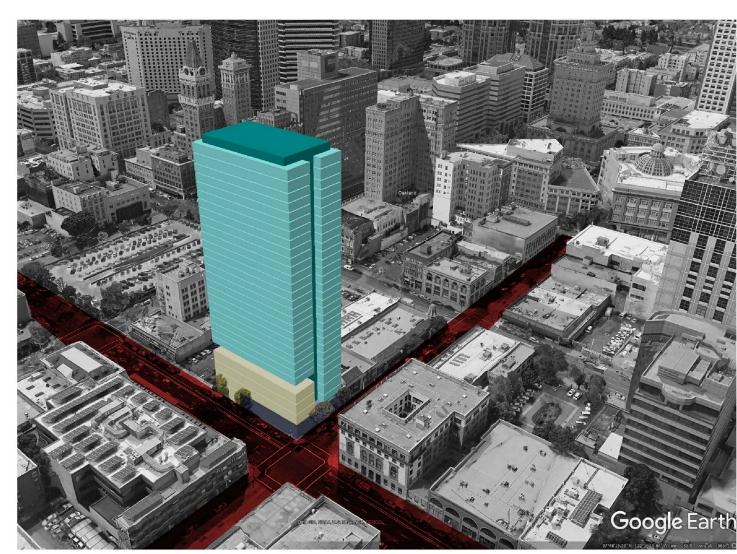
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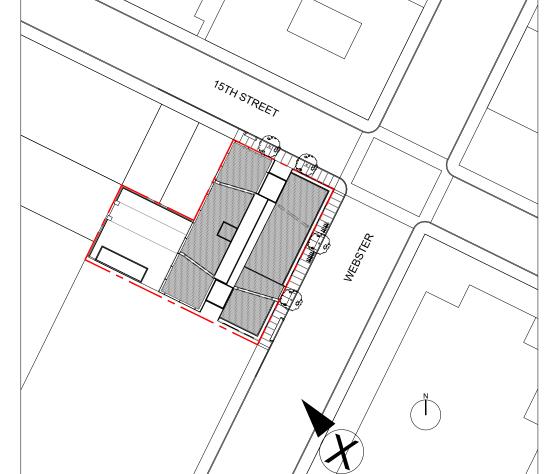
URBAN CONTEXT SCALE





CONTINUE THE PATTERN OF NEW HIGH RISE DEVELOPMENT IN THE NEIGHBORHOOD ESTABLISHED BY 1314 FRANKLIN AND 1510 WEBSTER





AERIAL VIEW LOOKING NORTH



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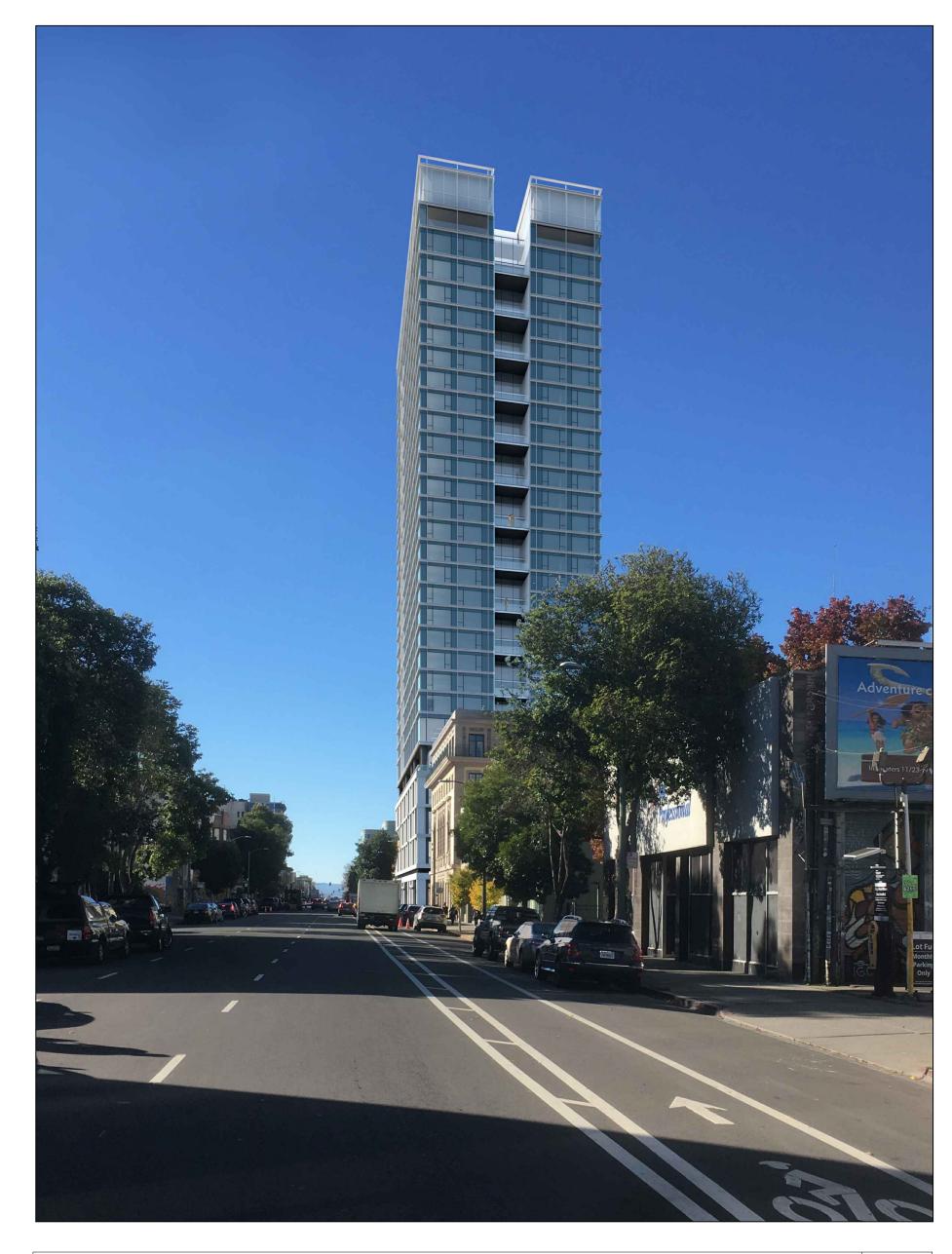
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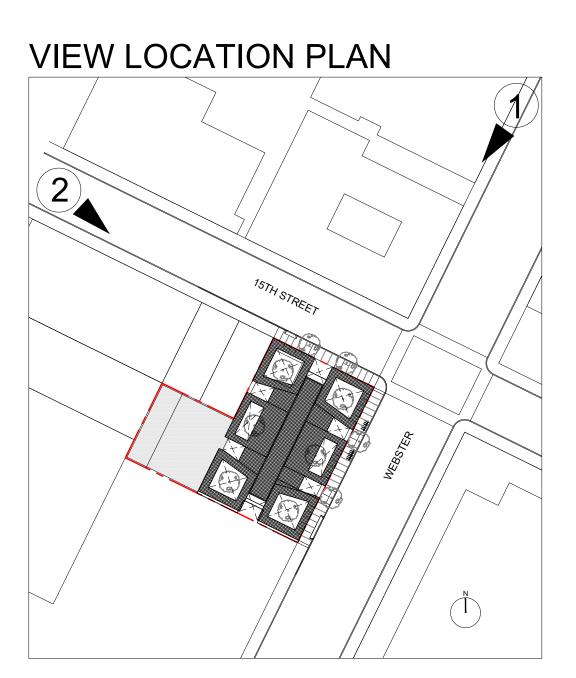
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RENDERING

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NORTH ELEVATION 2





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Drawn by	SDG
	Date





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RENDERING

		RAD Project Number	1650
		Date	07, JULY 201
		Drawn by	SDO
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- **APPLICATION APPROVED** APPLICATION UNDER REVIEW
- * Future project locations and statistics obtained through the following sources:
- "www.arcgis.com" under "Major Projects September 2016
- City of Oakland Bureau of Planning "List of Active Major Development Projects / Fall 2016

1433 WEBSTER STREET

BUILDINGS UNDER CONSTRUCTION

300 LAKESIDE DRIVE Tower #1 2100 TELEGRAPH AVE. 1510 WEBSTER 1331 HARRISON 1900 BROADWAY 1700 WEBSTER 2044 FRANKLIN 300 LAKESIDE DRIVE 1721 WEBSTER 1314 FRANKLIN 323 22nd St. 1640 BROADWAY 1433 WEBSTER Tower #2

VIEW LOOKING EAST

FUTURE DEVELOPMENT

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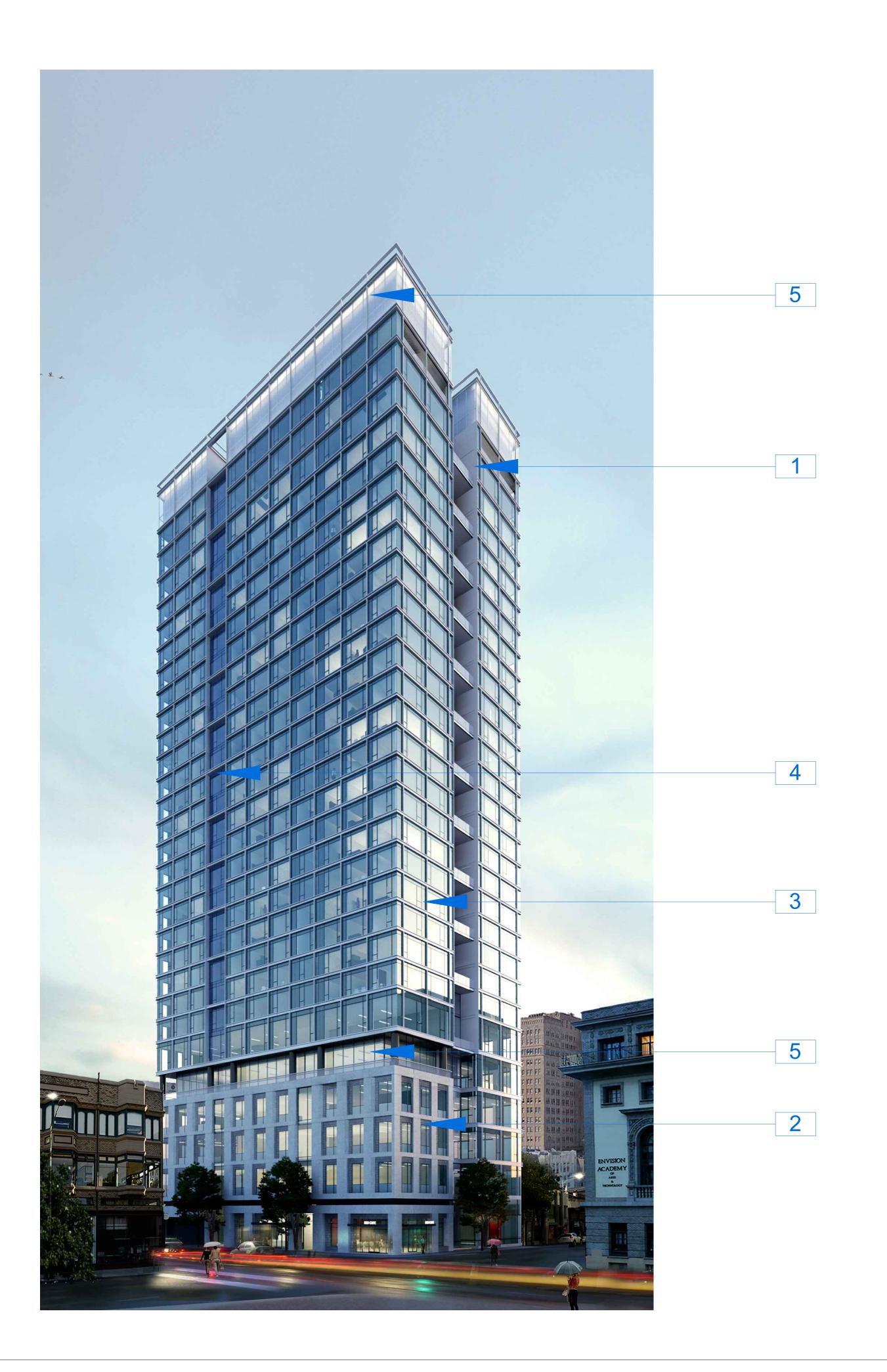
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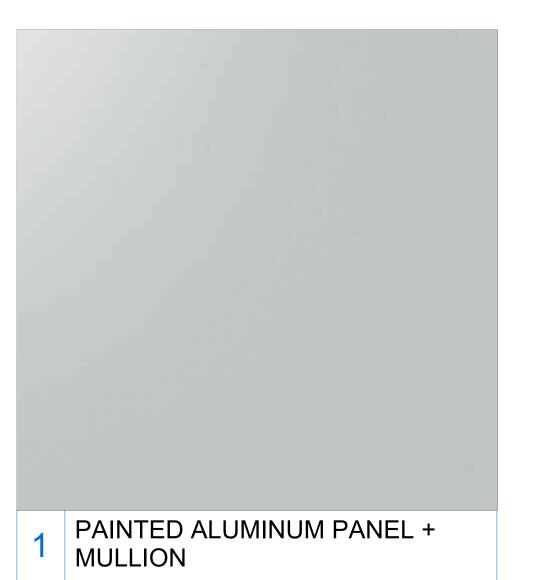
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PRECAST CONCRETE PANEL



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MATERIALS

RAD Project Number 16501 07, JULY 2017 Drawn by

A5.0

Scale